

NOTES: (DATE: 06/04/2004, BY: JWH)

1. FENCE PROTECTS ROOTS ONLY.
2. FENCE SHOULD BE 6\"/>

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

Tasks	Months											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Preparation of 2\"/>												
Planting Seedlings, etc.												
Intensive Monitoring												
Fertilizer (if needed)												
Pruning												

Recommended (Optimal) time
 Recommended with Available Care
 Recommended
 Dependent upon Site Conditions
 Dependent upon Site Conditions

NOTES:
 1. Activities during November through February: depends on ground conditions.
 2. No for planting of seed and pine.
 3. The planting and care of trees must be successful when combined with the local conditions.
 4. Activities during March to April are recommended time frames for basic reforestation and invasive species removal activities.
 5. Activities during May through October (limited) heavily dependent on local conditions.

TREE PLANTING & MAINTENANCE CALENDAR
Adapted from the National Conservation Lands

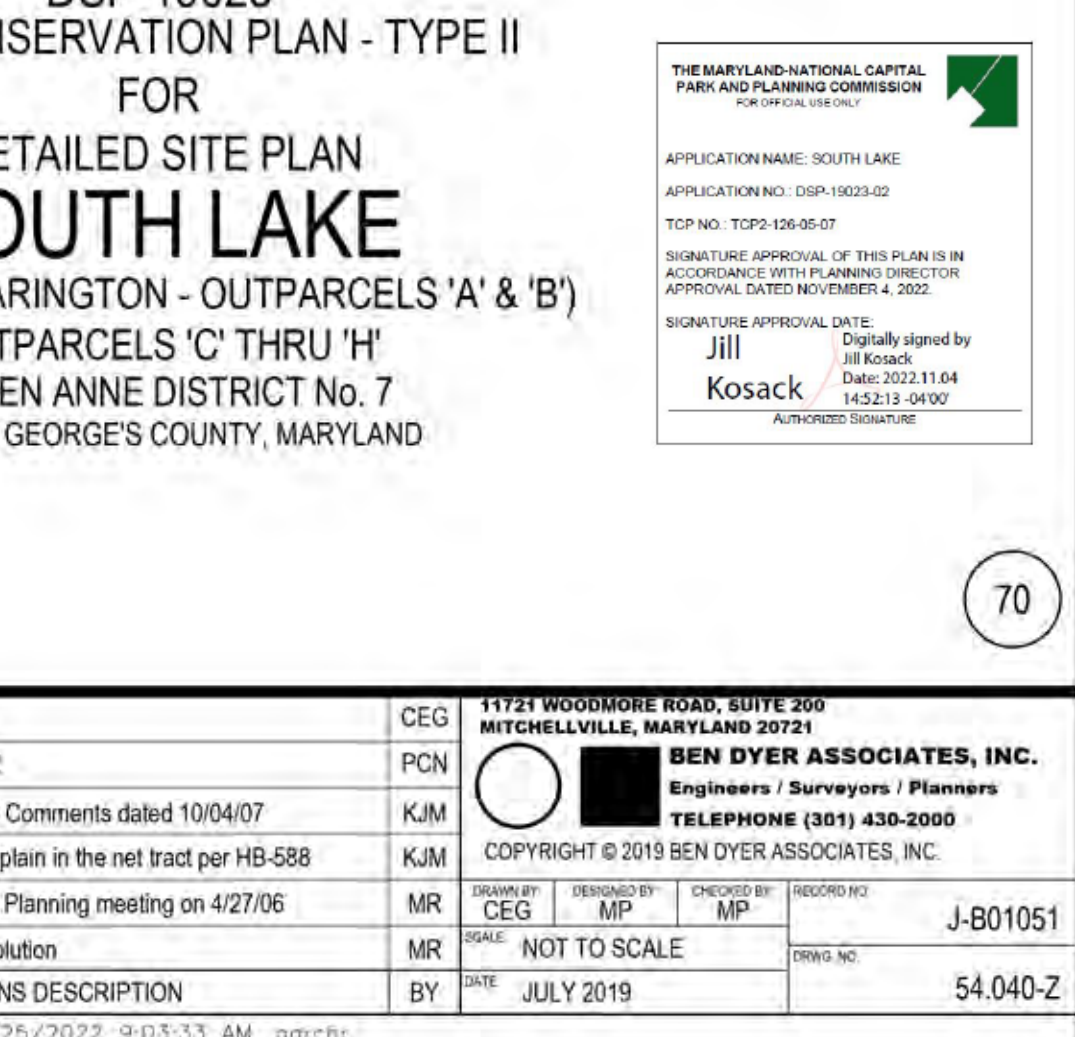
INVASIVE SPECIES MANAGEMENT GUIDELINES

1. The invasive plant species in the table below were identified on the site and are considered likely to persist as the woodland conservation area develops. Therefore, targeted eradication of these species is recommended within 25-feet of the limits of disturbance.
2. The invasive plant species in the table below, where found within 25-feet of the limits of disturbance, in the on-site preservation woodland conservation area, are recommended for removal in order to further their establishment and invasion into these areas.
3. The removal of noxious, invasive, and non-invasive plant species shall be done with the use of hand-held equipment only, such as pruners or a chainsaw. These plants may be left near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
4. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the stump immediately following cutting of the plant top. The use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.
5. The additional control methods as provided below can be used separately or in combination with any other. Chemical treatments include pre-emergent, foliar and systemic herbicides, and should be applied by a certified pesticide applicator. Care should be taken to apply chemical treatments in accordance with the specific chemical instructions and to avoid non-target species. Glyphosate and triclopyr are typical systemic herbicides that can also be used for foliar application, and surfactant is a typical pre-emergent herbicide.

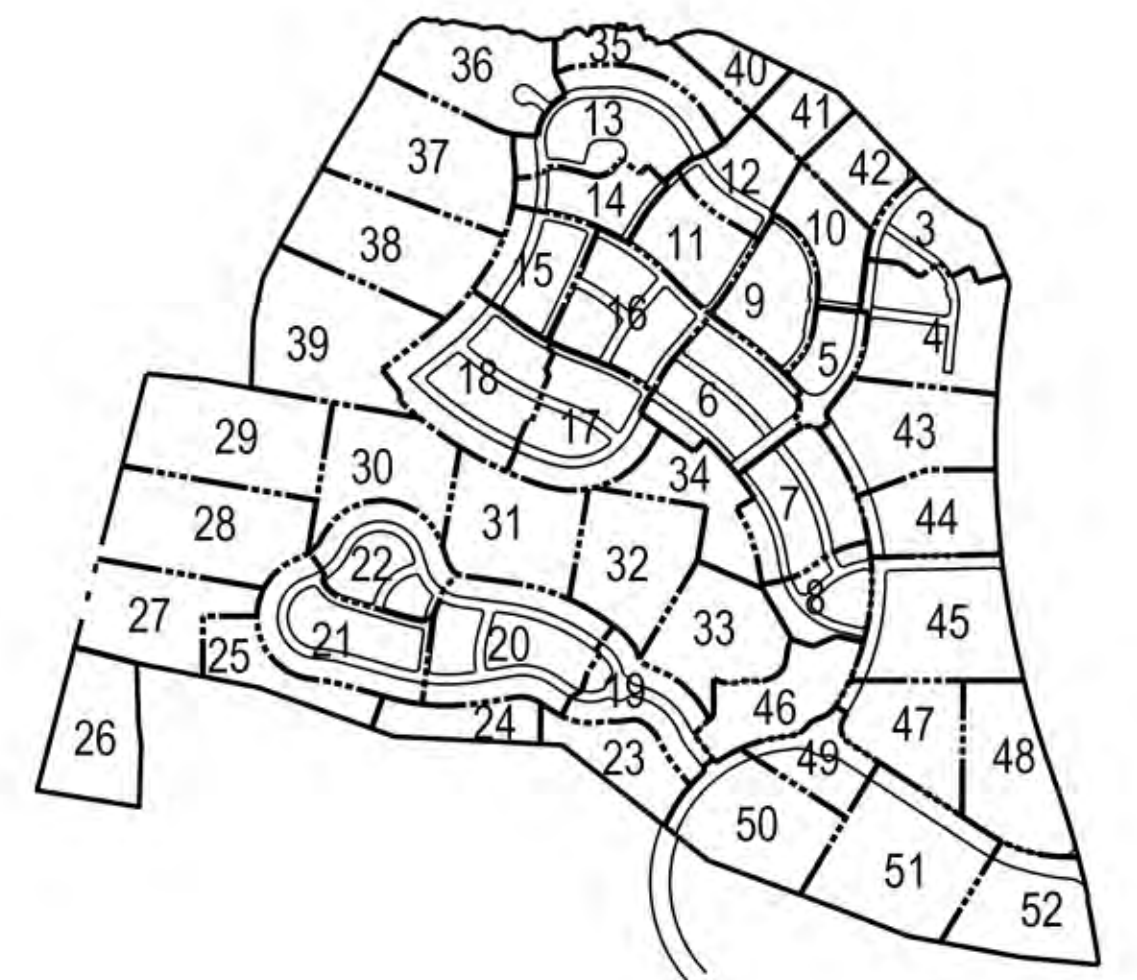
County Planning Department, M-NPPCC
 Environmental Planning Section
CONSERVATION PLAN APPROVAL
TCP 2-126-05

#	DRD #	Reason for Revision
6	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
0	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
0	DSP-19023	REWEED FOR DSP-19023
1	DSP-19023-01	REWEED FOR DSP-19023-01
	DSP-19021	REWEED FOR DSP-19021
1	DSP-21002	REWEED FOR DSP-21002
	DSP-19023-02	REWEED FOR DSP-19023-02

DSP-19023



WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.84	52	1.22
TOTAL			106.13



LEGEND

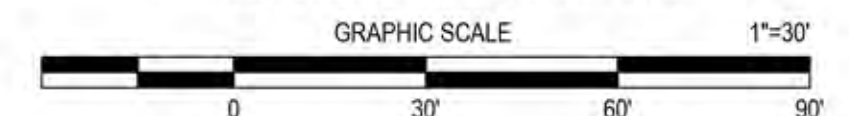
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (50')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SKINAGE	---
SPECIMEN TREE (37' DBH OR GREATER)	---
65 dBA LCN NOISE CONTOUR (LIMITED)	---
GROUND LEVEL 65 dBA LCN (LIMITED)	---
GROUND LEVEL 70 dBA LCN (LIMITED)	---
MARLBORO CLAY EXISTENT (NOTE: NO MITIGATED 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) is offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Res	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

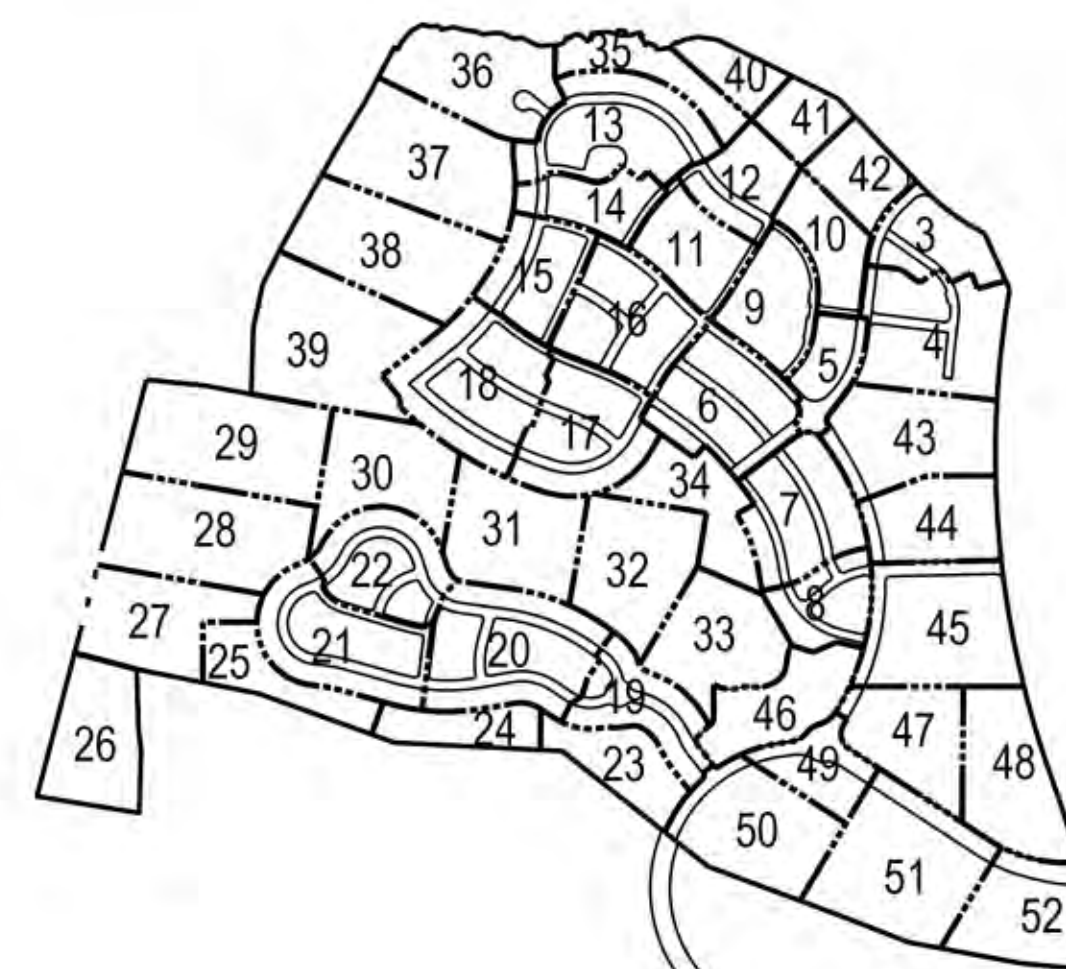


T3
SHEET 3 OF 52

<div> <div>July 25, 2022</div> <div>MAR</div> <div>Mike Petrakis Qualified Professional COMAR 08.19.06.01</div> </div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURY ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	TELEPHONE (301) 430-2000
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
<div> <div>4/27/06</div> <div>1/26/06</div> <div>DATE</div> </div>	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG MP MP
	1/26/06	Revised per MNCPPC Resolution	MR	CEG MP MP
	DATE	REVISIONS DESCRIPTION	BY	DATE
	1/26/06	Revised per MNCPPC Resolution	MR	1/26/06
JULY 2019				54.041-Z

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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
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7	-	33	-
8	-	34	-
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12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	12.22
TOTAL		106.13	



KEY PLAY

LEGEND

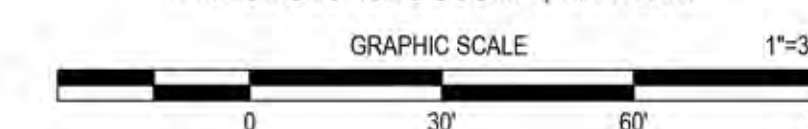
EX CONTOUR
 PROP CONTOUR
 EX TIELINE
 LOO
 PROPERTY BOUNDARY
 WATERS OF THE U.S.
 NORTHERN BUFFER (50')
 EX. WETLAND BUFFER (25')
 EX FLOODPLAIN
 PRIMARY MANAGEMENT AREA (PMA)
 WOODLAND PRESERVATION
 WOODLAND REFORESTATION
 CLEARING WITH FLOODPLAIN
 TEMPORARY TREE PROTECTION FENCE
 TREE PROTECTION SIGNAGE
 SPECIMEN TREE (70 DBA OR GREATER)
 65 DBA 1-DN NOISE CONTOUR (UNAMBIGUATED)
 GROUND LEVEL 65 DBA 1-DN (UNAMBIGUATED)
 GROUND LEVEL 70 DBA 1-DN (UNAMBIGUATED)
 MAR/BORO CLAY EXTENT (UNAMBIGUATED)
 MAR/BORO CLAY EXTENT

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 12-126-05				
	Approved by	Date	DRD #	Reason for Revision
00	J. SHOLLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-10	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023-01	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06			DSP-21002	REVISED FOR DSP-21002
07	K. FINCH	9-22-21	DSP-19023-02	REVISED FOR DSP-19023-02
	<i>K. Finch</i>	10/24/22		

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

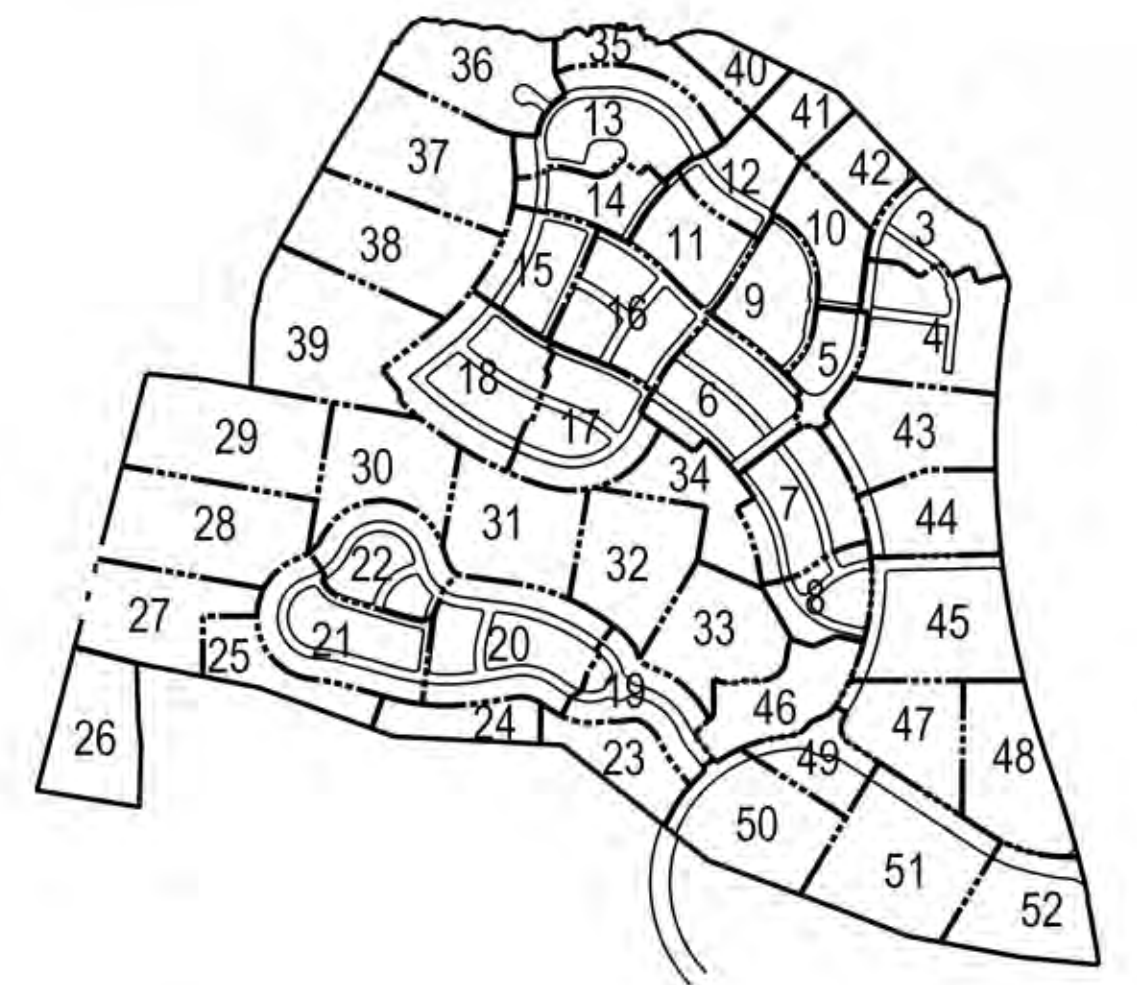
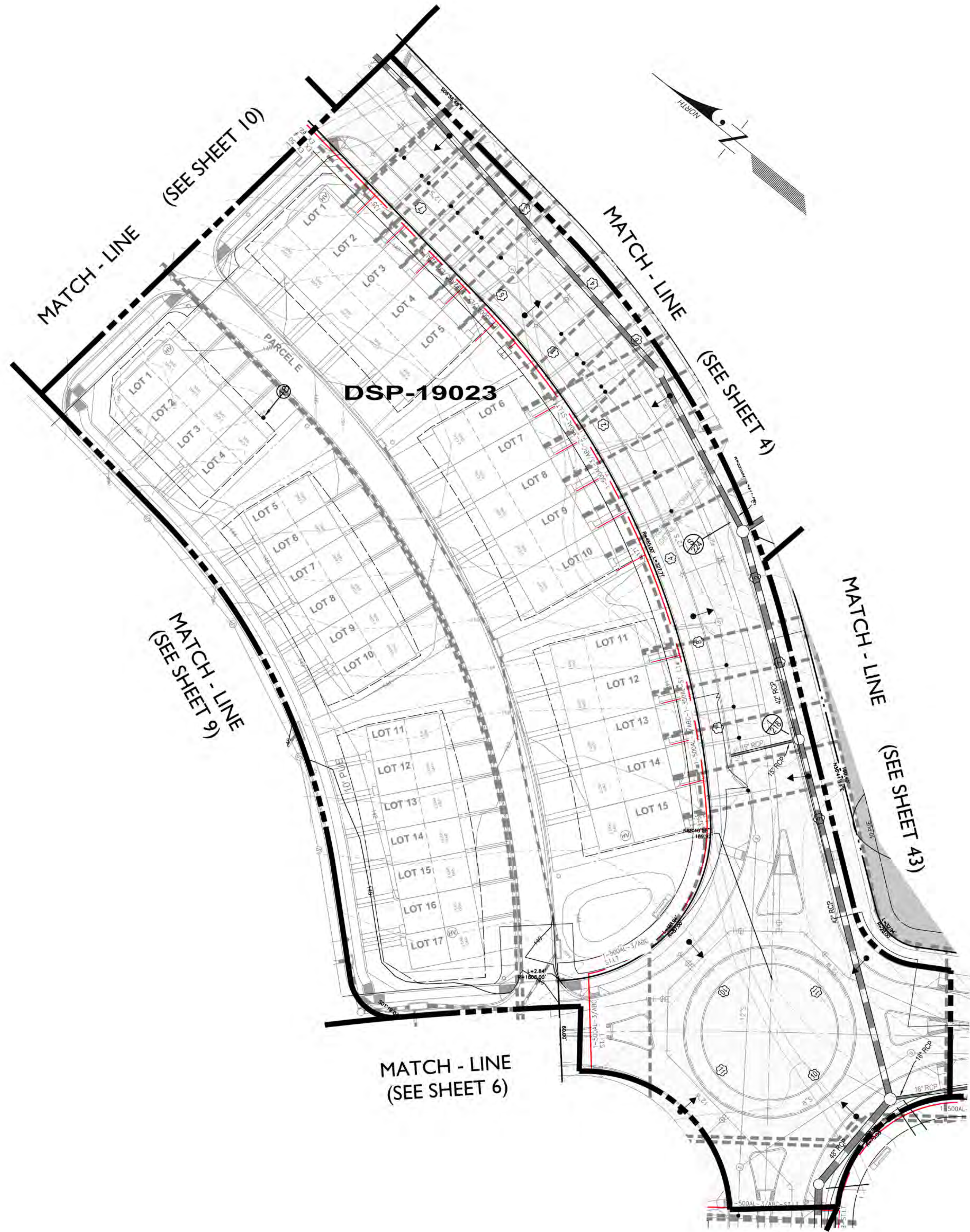


T4
SHEET 4 OF 52

JULY 25, 2022	7/25/19 Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20716
DATE	7/12/21 Revised per DSP-05402-02	PJN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	10/05/07 Revised per MNCPPC EFS Comments dated 10/04/07	KCM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
	6/07/07 Revised to include the floodplain in the net tract per HPS-588	KJM	DESIGNED BY MP RECORDING NO JRB01051
	4/27/06 Revised per MNCPCC Env. Planning meeting on 4/27/06	CEG	SCALE 1"=30'
Mike Petroski Qualified Professional COMAR 08.19.06.01	12/26/06 Revised per MNCPCCC Resolution	BY	SHEET NO. 54.04-I-Z
	DATE REVISIONS DESCRIPTION		

7

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
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7	-	33	-
8	-	34	-
9	-	35	2.15
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16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.87
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



KEY PLAN

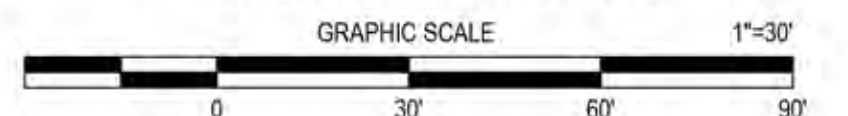
LEGEND

EX CONTOUR	
PROP CONTOUR	
EX TREELINE	
LOD	
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	
NONTIDAL WETLAND	
EX WETLAND BUFFER (25')	
EX FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND RESTORATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	
TREE PROTECTION SIGNAGE	
SPECIMEN TREE (1" DBH OR GREATER)	
15' DBH LON NOISE CONTOUR (MITIGATED)	
GROUND LEVEL (5' DBH LON UNMITIGATED)	
GROUND LEVEL 70' DBH LON (UNMITIGATED)	
MARI BORO CLAY EXTENT (NOTE: NOT MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
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04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002	
07 Mary Kuo		DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
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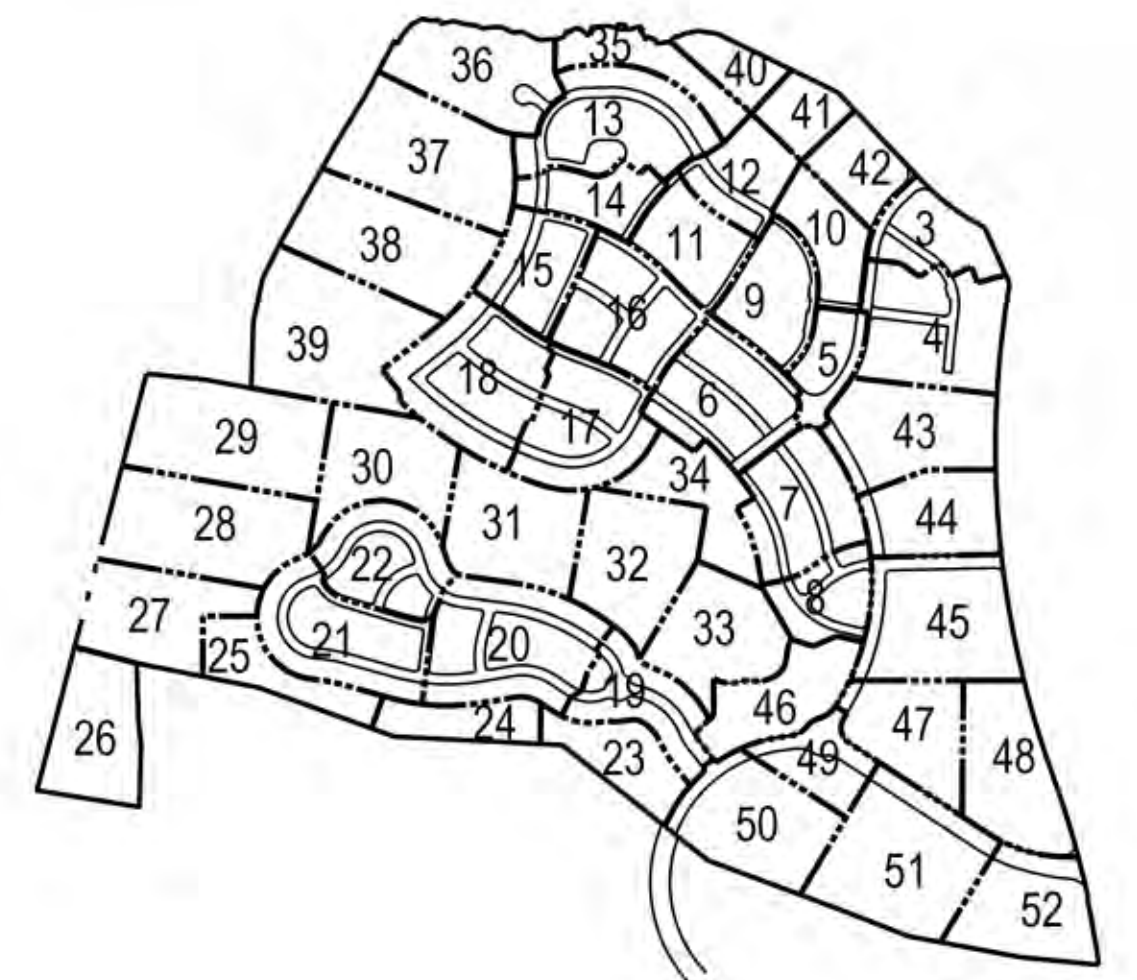
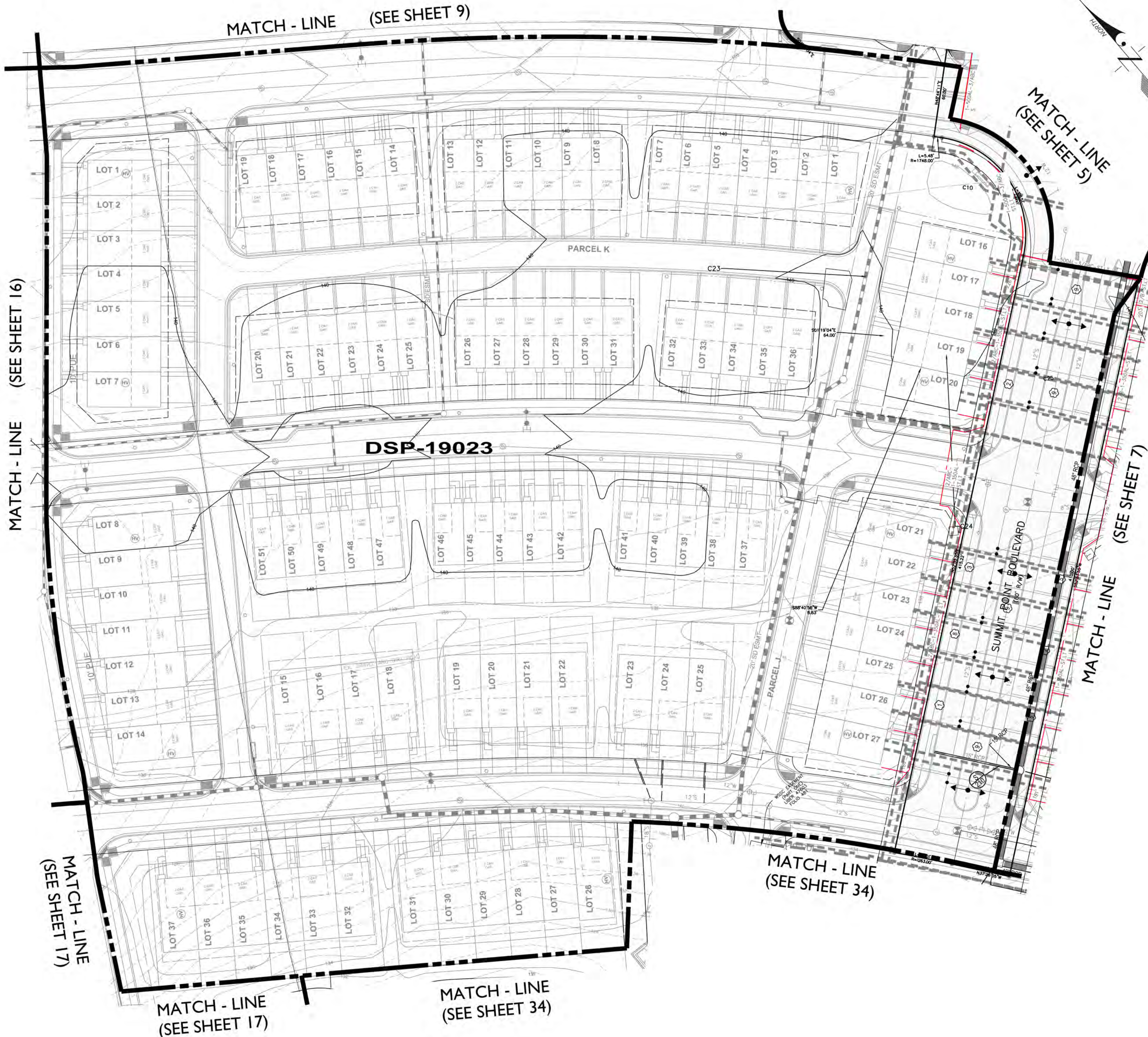


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNED DEVELOPMENT
APPLICATION NAME: SOUTH LAKE
APPLICATION NUMBER: DSP-19023-02
TOP NO. TOPS 056-00-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE MARYLAND TREE PRESERVATION ACT, CHAPTER 29, SUBCHAPTER 1, APPROVED NOVEMBER 4, 2002.
Jill Kosack
Date: 2022.11.04
14:52:12 -0500
AUTHORIZED SIGNATURE

T5
SHEET 5 OF 52

DATE July 25, 2022 Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODMORE ROAD, SUITE 205 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.044-Z
DATE JULY 2019	REVISIONS DESCRIPTION	BY	DATE	

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SHEET #	ACRES	SHEET #	ACRES
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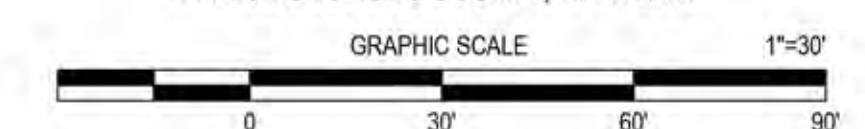
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREE LINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
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WOODLAND PRESERVATION	---
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TEMPORARY TREE PROTECTION FENCE	---
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SPECIMEN TREE (20' DBH OR GREATER)	---
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
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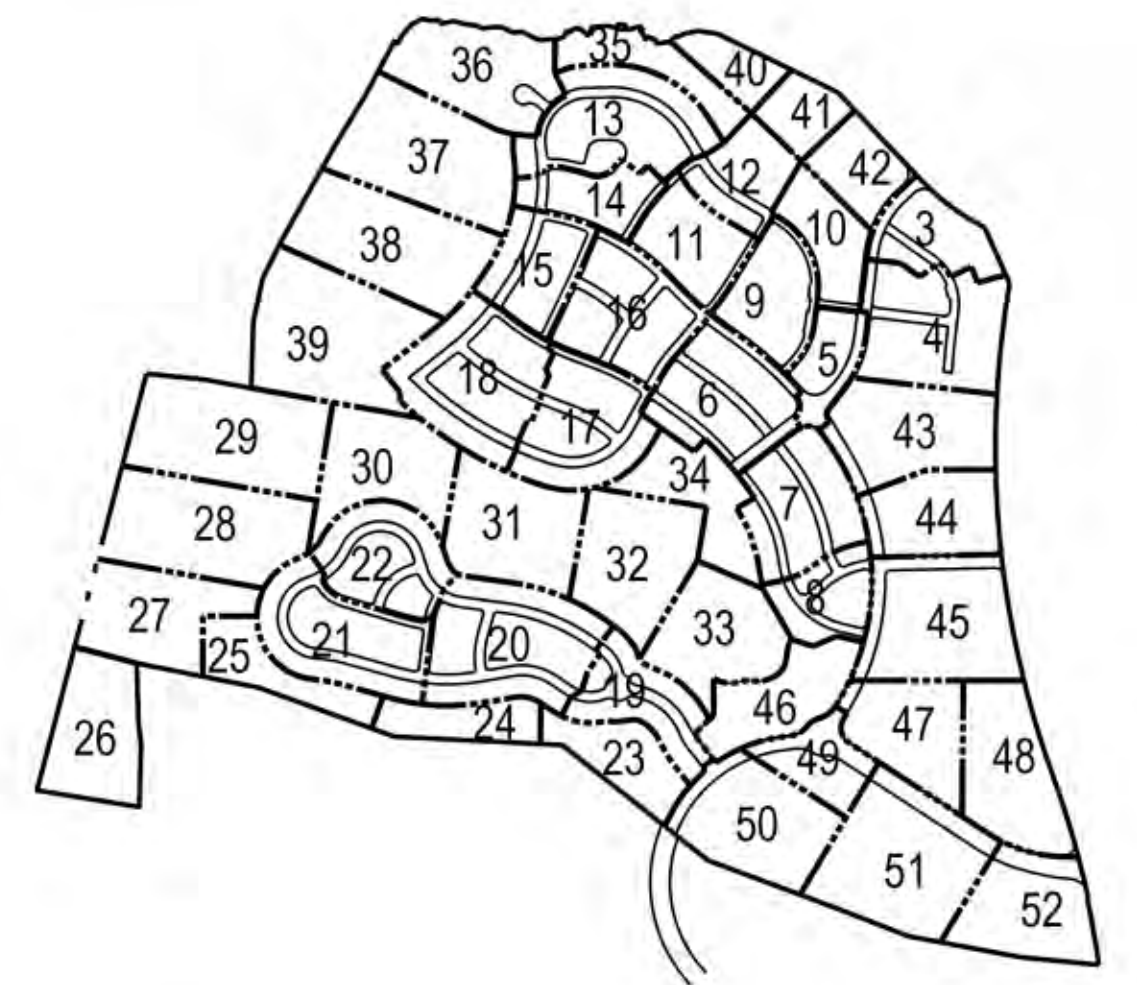
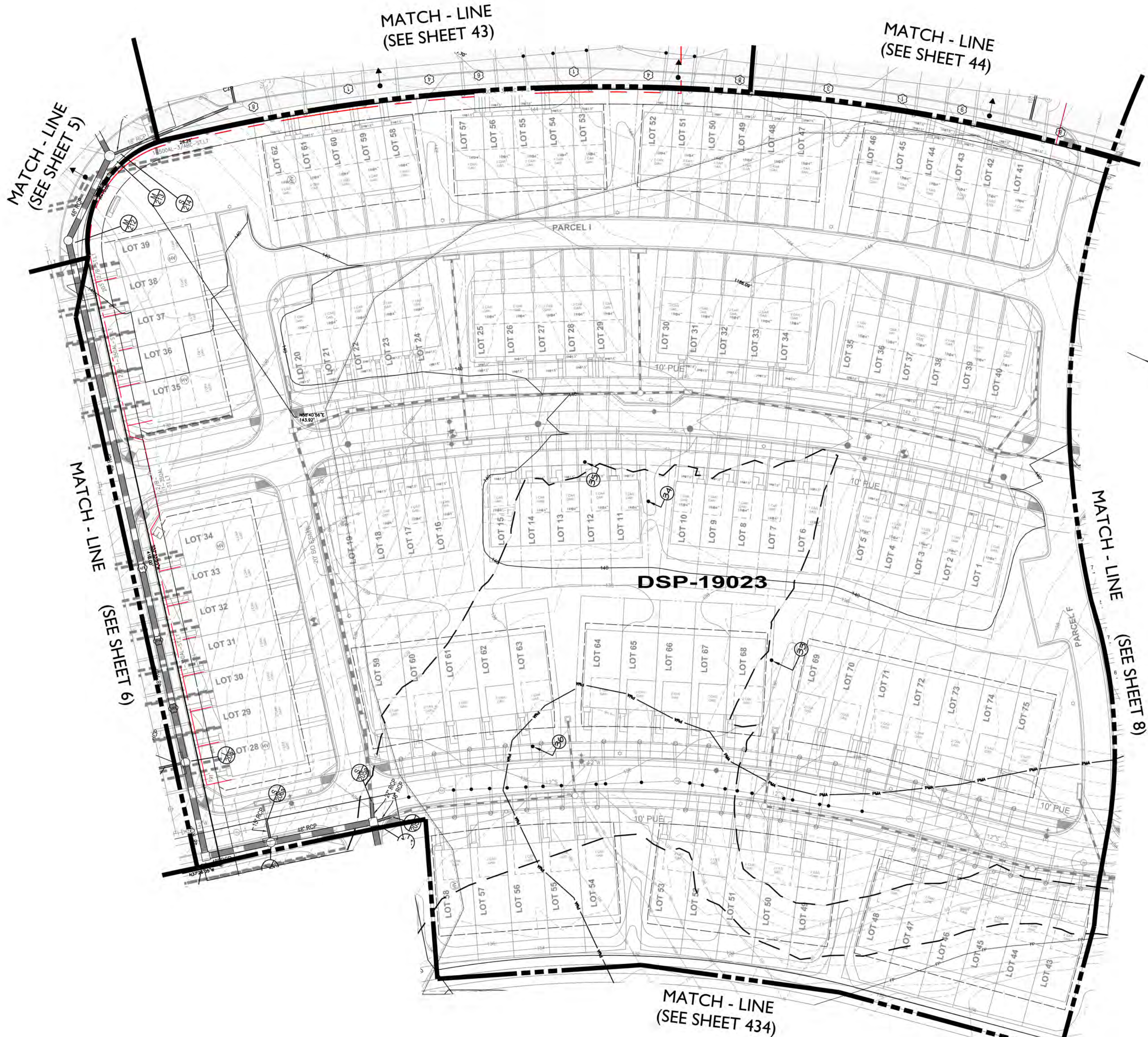
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T6
SHEET 6 OF 52

<div> <div>July 25, 2022</div> <div>DATE</div> <div>MAG</div> <div>Mike Petrakis</div> <div>Qualified Professional</div> <div>COMAR 08.19.06.01</div> </div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
<div> <div>6/07/07</div> <div>Revised per MNCPPC Env. Planning meeting on 4/27/06</div> <div>12/06/06</div> <div>Revised per MNCPPC Resolution</div> <div>DATE</div> </div>	10/05/07	Revised per MNCPPC Comments dated 10/04/07	KJM	J-B01051 54.045-Z
	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	
REVISIONS DESCRIPTION		DATE	BY	DATE
		12/06/06	MR	12/06/06
		10/24/22	MR	10/24/22

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10	-	36	4.29
11	-	37	9.55
12	0.84	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



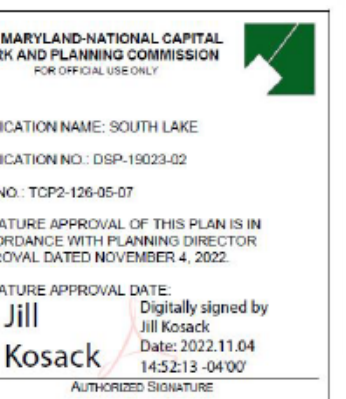
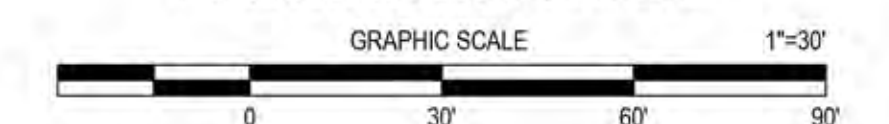
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
65-85' DBH NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MANHOLE CLAY EXIST' (NOTE: NO MITIGATED 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOUKARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002	
07 Mary Kua	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

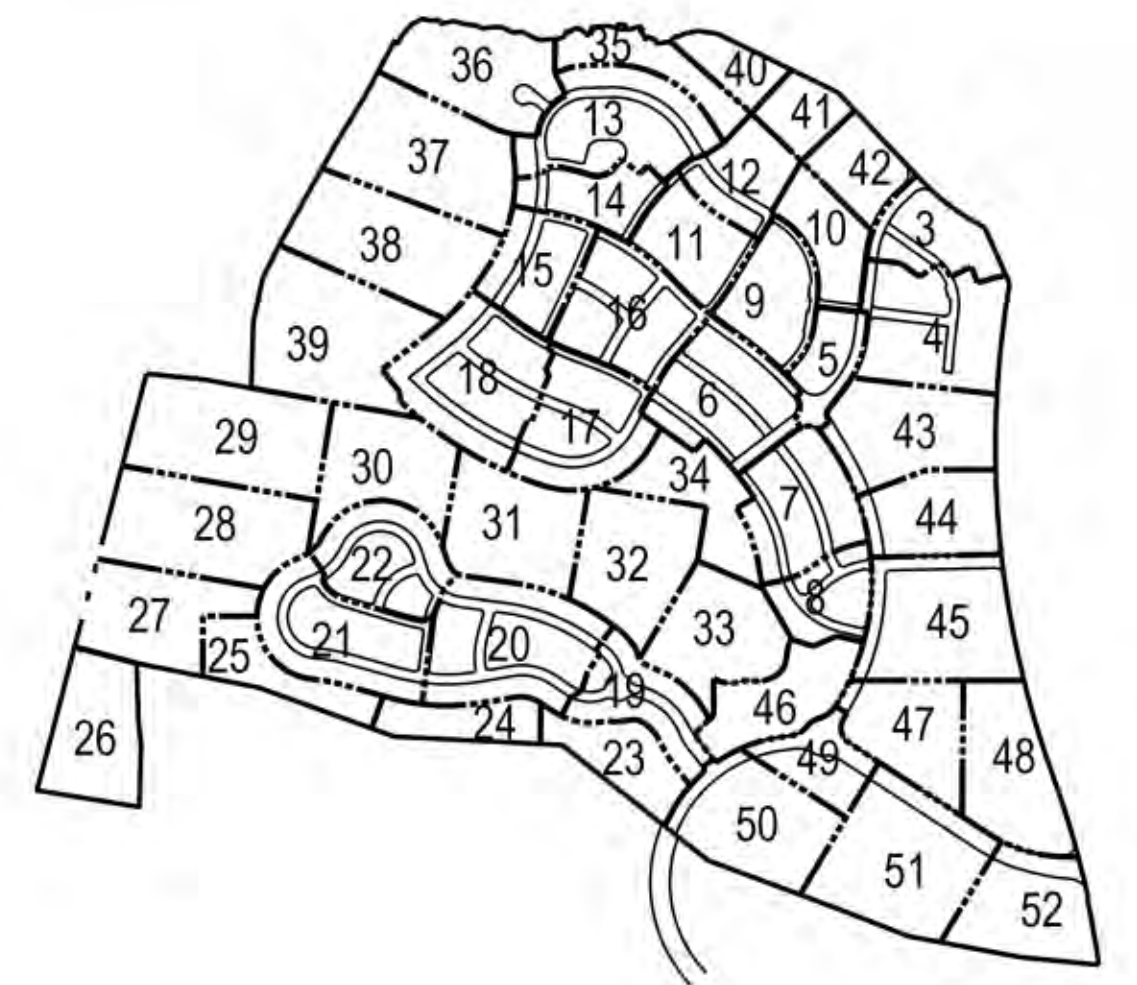


T7

SHEET 7 OF 52

July 25, 2022 DATE <i>MAG</i> Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
10/05/07 6/07/07 4/27/06 1/26/06 DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	J-B01051 54.046-Z
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
1/26/06 DATE	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	J-B01051 54.046-Z
	1/26/06	Revised per MNCPPC Resolution	MR	
REVISIONS DESCRIPTION		DATE	BY	DATE
		7/25/2022	9:05:01 AM	gpc/chr

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



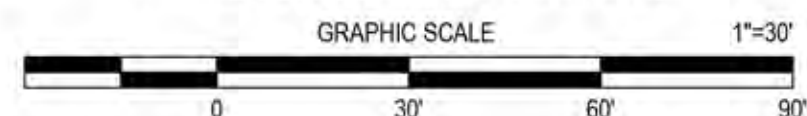
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NATURAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (50' DBH OR GREATER)	---
65' DBH NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 85 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T8
SHEET 8 OF 52

July 25, 2022 DATE Mike Patrolis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
4/27/06	6/07/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	J-B01051 54.047-Z
	4/27/06	Revised to include the floodplain in the net tract per HB-588	KJM	
1/26/06	1/26/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	JULY 2019
DATE	DATE	REVISIONS DESCRIPTION	BY	

L:\C3D\PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:05:19 AM, gshc

The map displays the 52 numbered wards of the City of London, arranged in a roughly circular pattern around the River Thames. The wards are numbered 1 through 52, with some numbers appearing in multiple locations due to historical or geographical reasons. The River Thames is shown as a winding line through the center of the map, with several bridges crossing it. The wards are separated by dashed lines, and the map includes a compass rose in the top right corner.

LEGEND

- NOTE:** The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

DSP-190203
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY


APPLICATION NAME: SOUTH LAKE
APPLICATION NO.: DSP-19023-02
TOP NO.: TCP2-126-05-07

**SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR'S
APPROVAL DATED NOVEMBER 4, 2022.**

SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:13 -0400

Kosack
Authorized Signature

GRAPHIC SCALE $1"=30'$

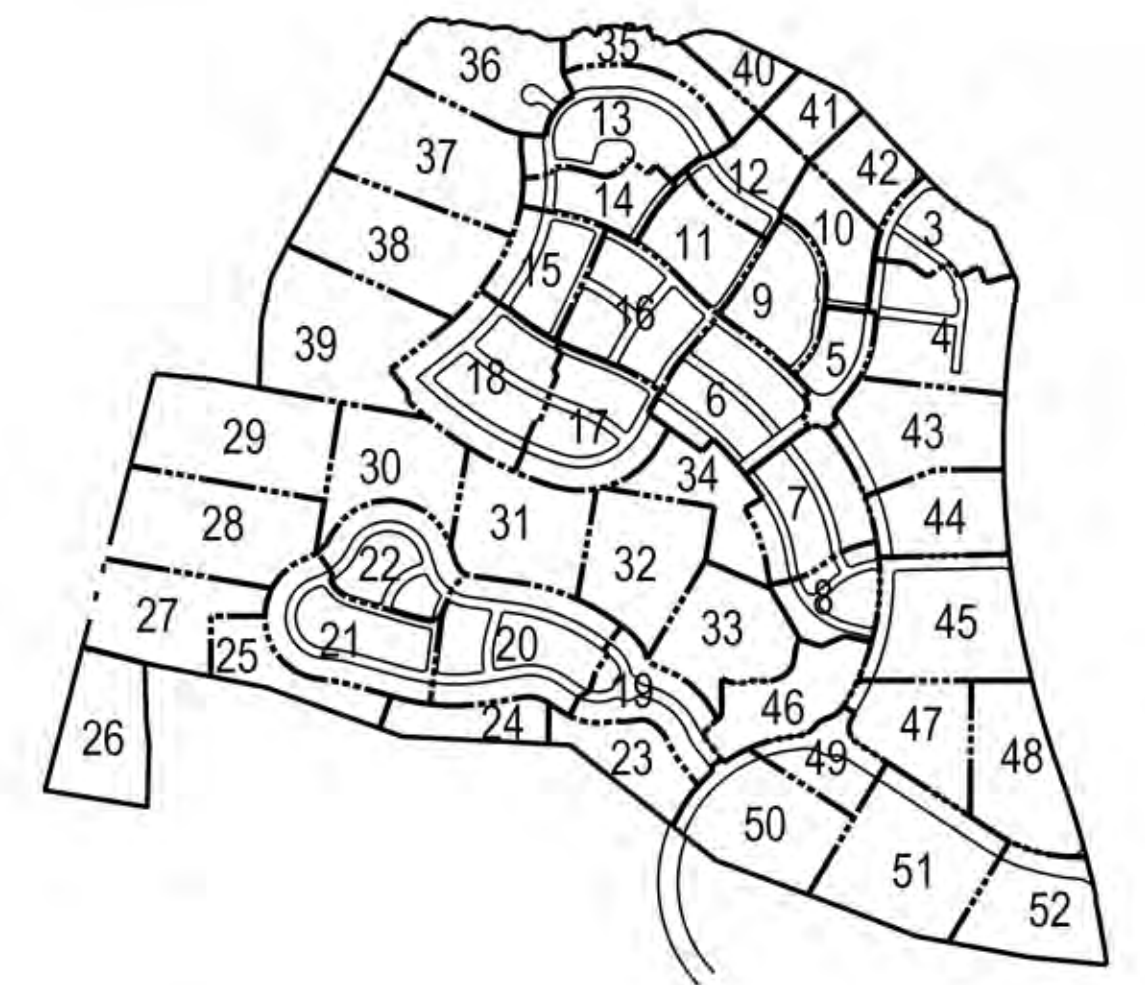
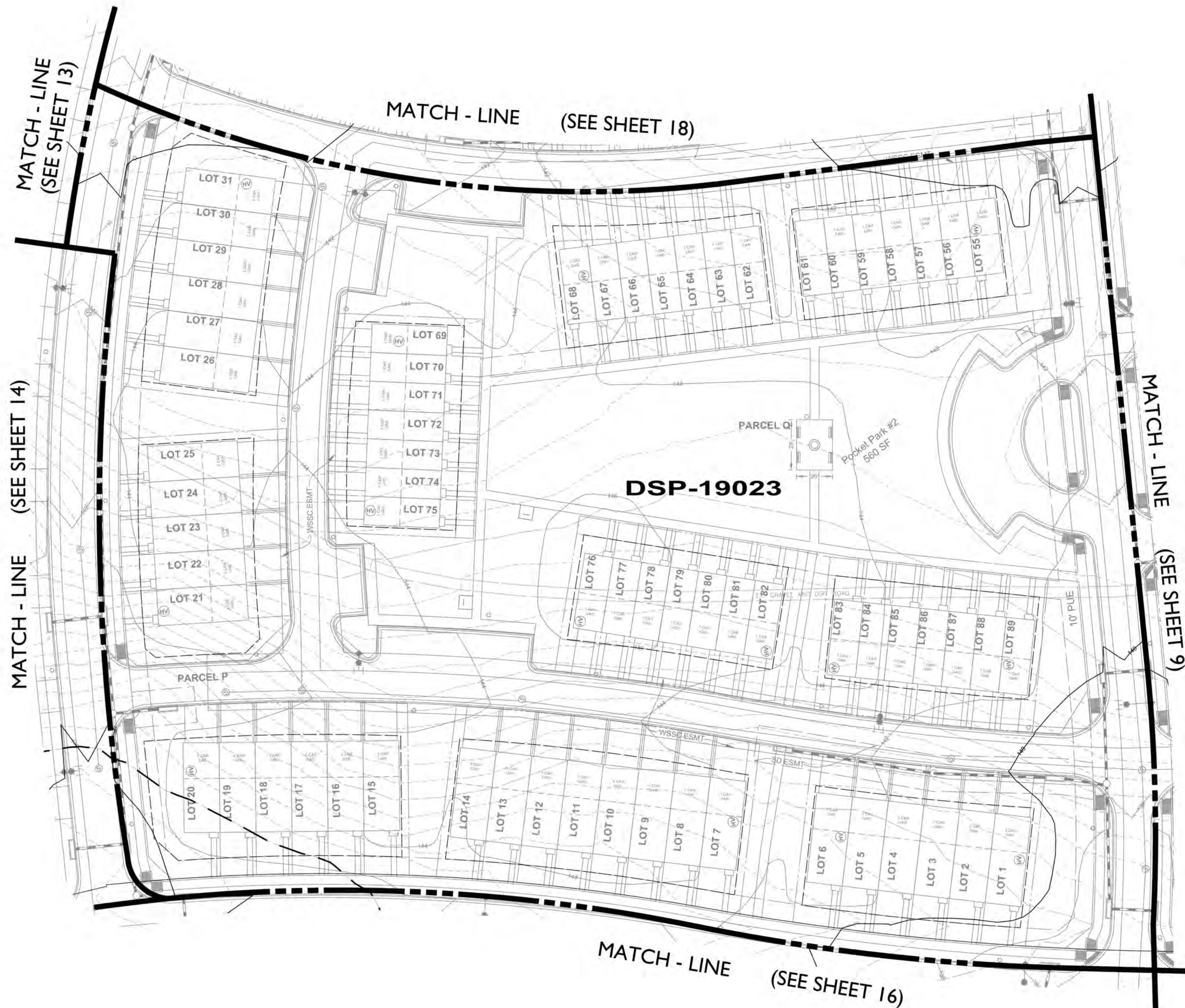


A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '30'', '60'', and '90'' at regular intervals.

[illegible]

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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



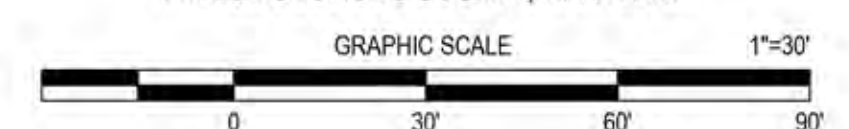
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TRESLINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NATURAL WETLAND	---
EX. WETLAND BUFFER (50')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (37 DBH OR GREATER)	---
65 DBH LN NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBH LN (UNMITIGATED)	---
GROUND LEVEL 70 DBH LN (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field (see general note 5 on sheet T2).

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



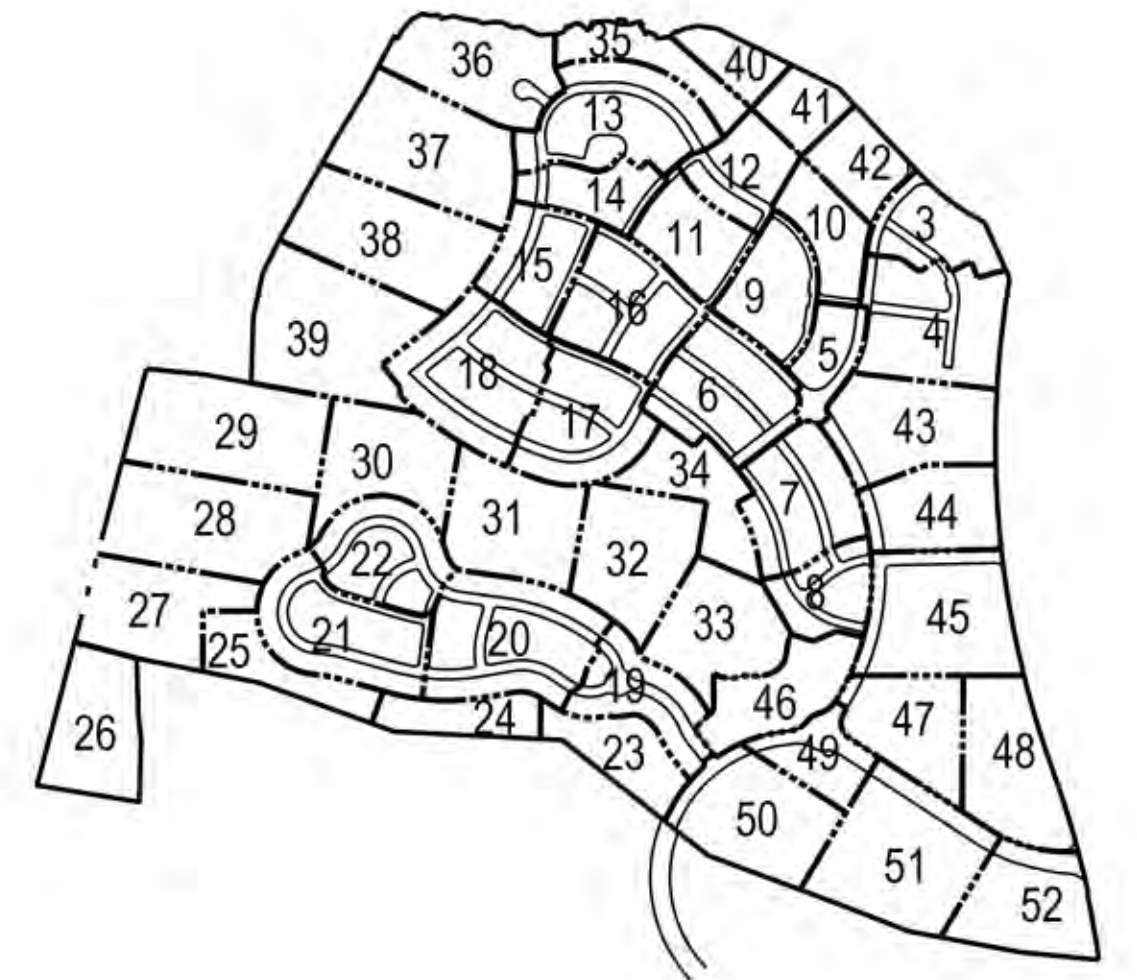
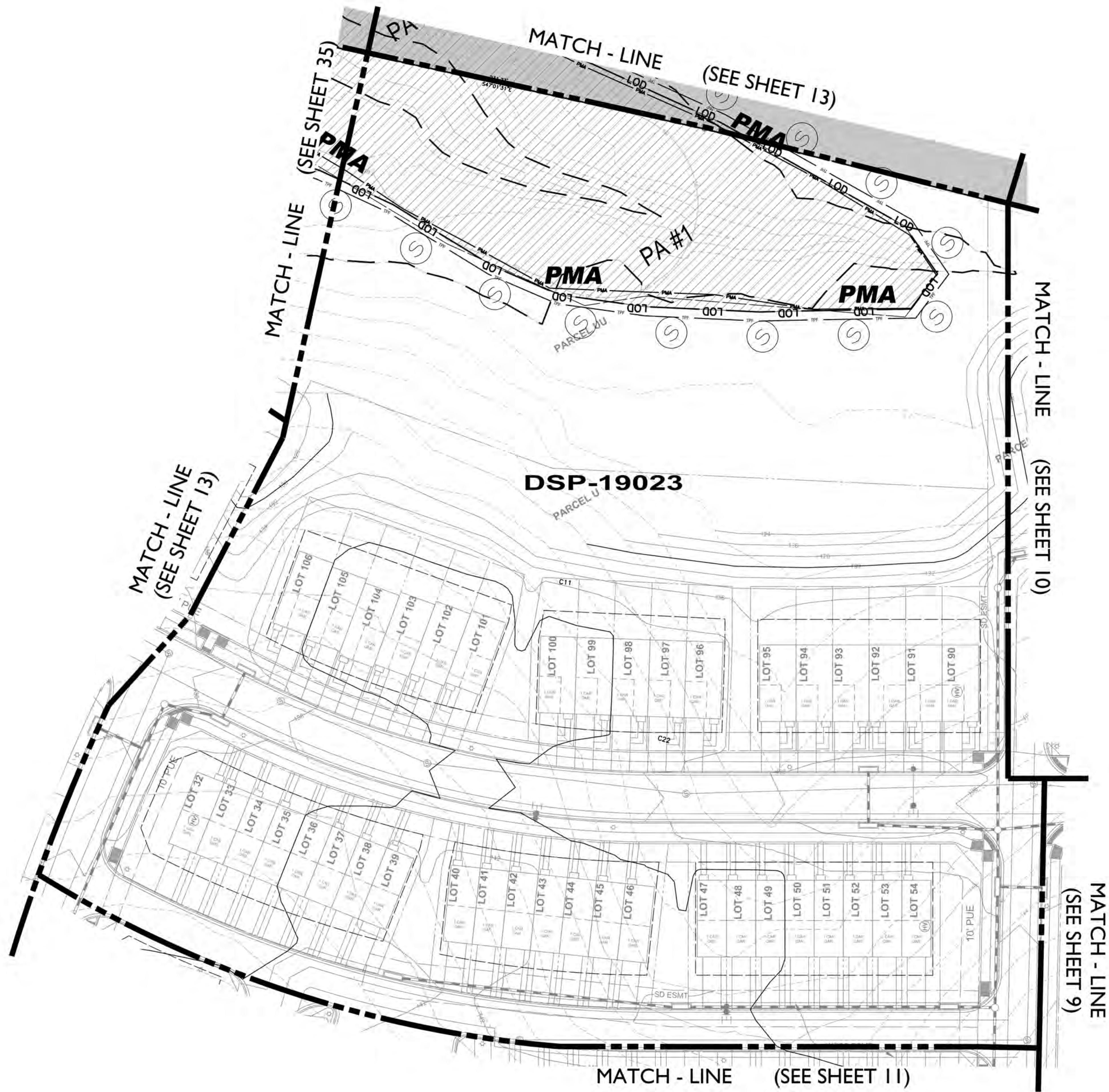
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
FORMAL TYPED OR SIGNATURE APPROVAL OF THIS PLAN IS IN
APPROVAL DATED NOVEMBER 4, 2023
SIGNATURE APPROVAL DATE: 10/24/22
Jill Kosack
Kosack
10/24/22 11:04 AM
AUTHORISED SIGNATURE

T11
SHEET 11 OF 52

DATE July 25, 2022 Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.050-Z
DATE JULY 2019	REVISIONS DESCRIPTION	BY	DATE	

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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



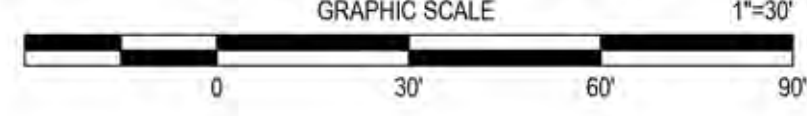
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NORTHERN WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10' DBH OR GREATER)	---
55 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION IS SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOT and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary K. Lee	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TOP NO: TCP2-126-05
SIGNATURE APPROVAL OF THIS PLAN BY
ACCOMPLISHED WITH PLANNING DIRECTOR
APPROVAL DATE: 10/24/22

SIGNATURE APPROVAL DATE:
Digitally signed by
Jill Kosack
DN: c=US, o=Kosack, ou=Kosack, email=j.kosack@kcosack.com, cn=Jill Kosack

T12
SHEET 12 OF 52

DATE July 25, 2022 Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.051-Z
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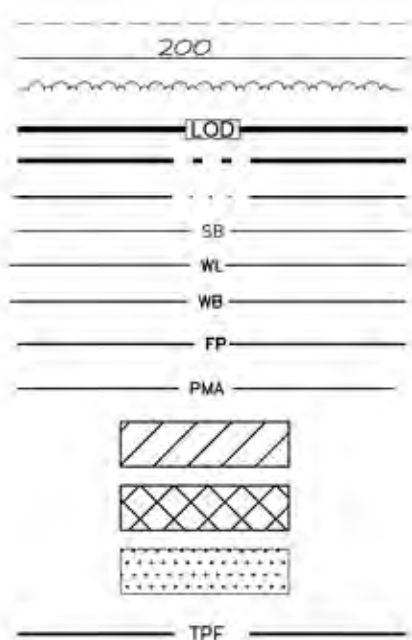
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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.85
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (50')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SHORAGE	---
SPECIMEN TREE (10' DBH OR GREATER)	---
65 DBH LON NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBH LON (UNMITIGATED)	---
GROUND LEVEL 70 DBH LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT	---
NOTE: NO MITIGATED 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE	

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



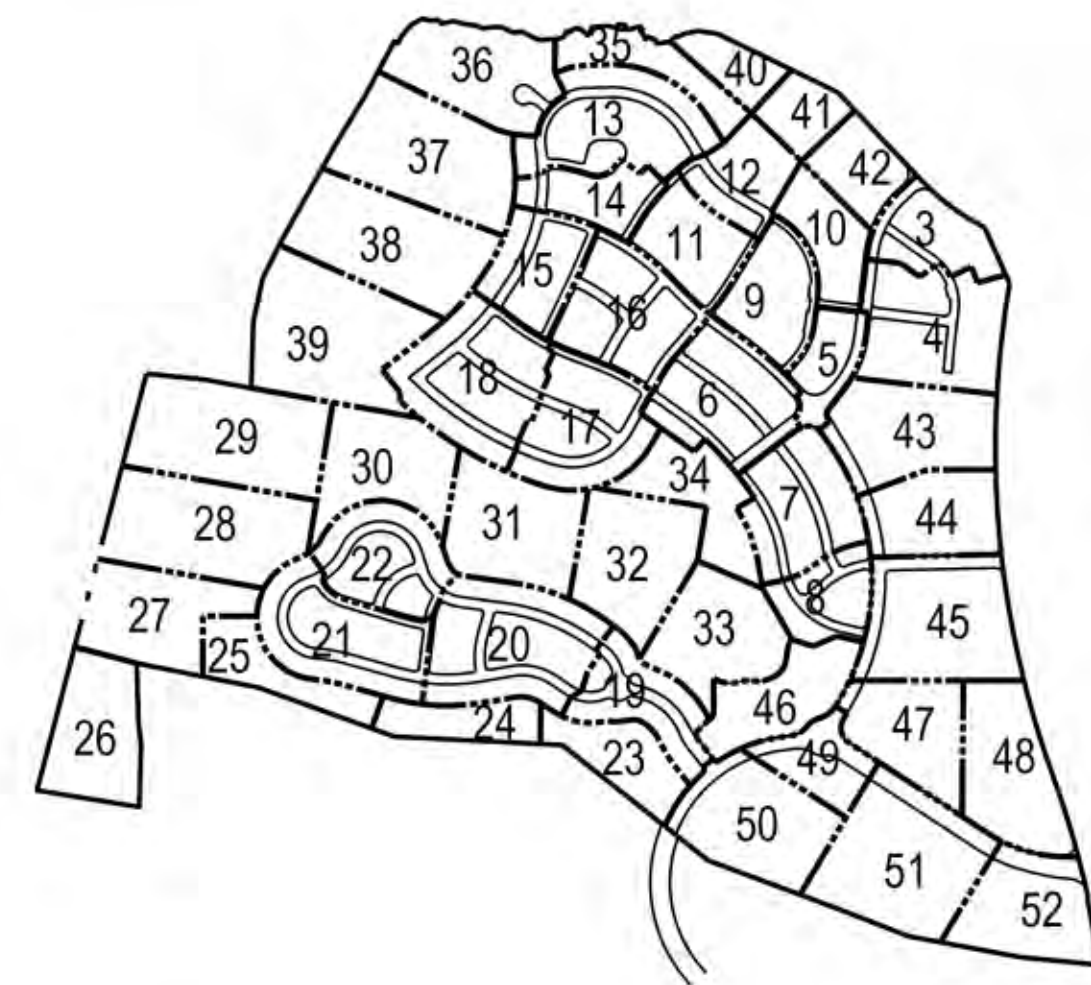
MATCH - LINE
(SEE SHEET 36)

MATCH - LINE
(SEE SHEET 35)

MATCH - LINE
(SEE SHEET 12)

MATCH - LINE
(SEE SHEET 37)

MATCH - LINE
(SEE SHEET 14)



KEY PLAN



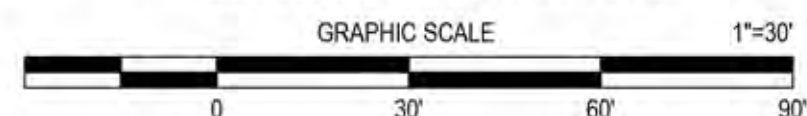
DSP-19023

PARCEL R

MATCH - LINE
(SEE SHEET 11)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Kuo		DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

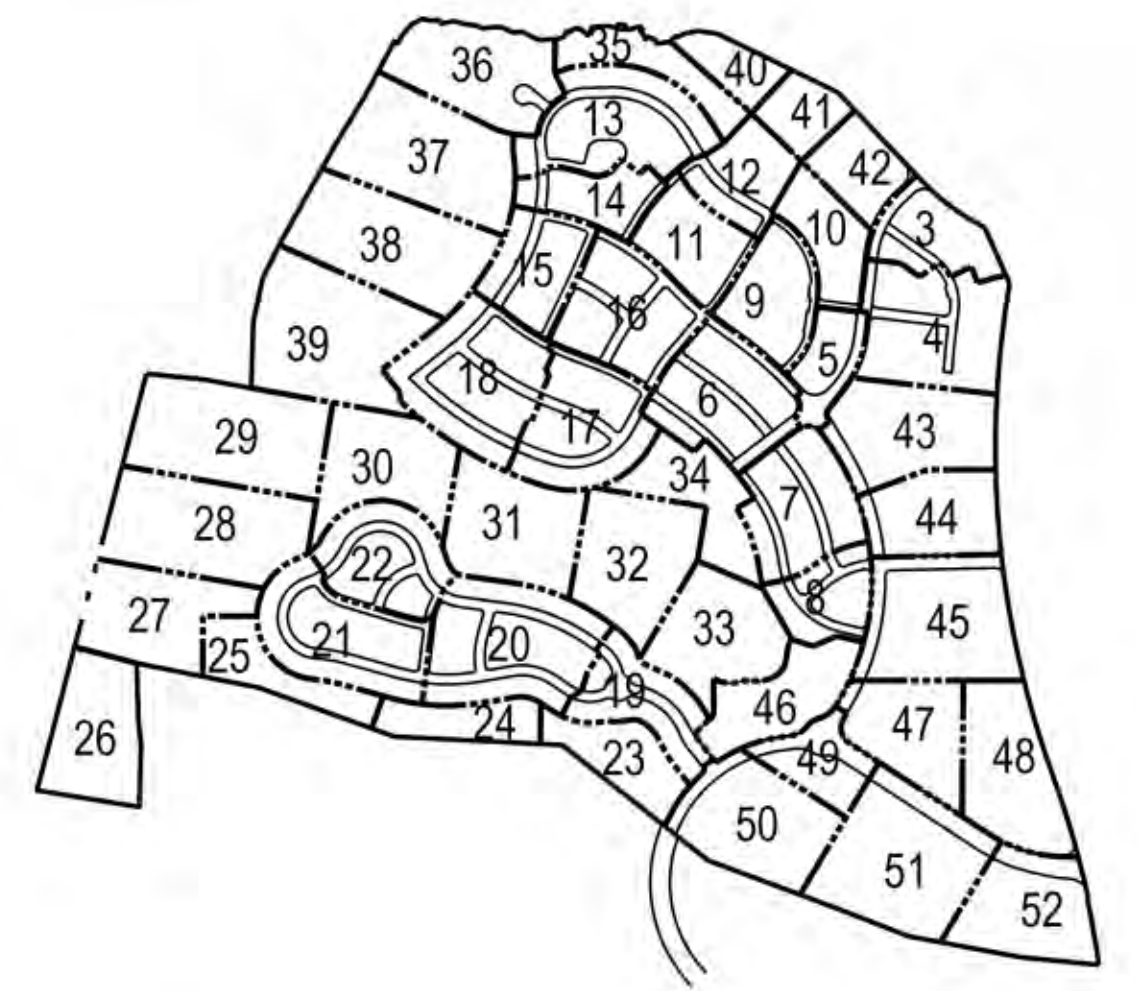


T13
SHEET 13 OF 52

DATE July 25, 2022 Mike Patrolis Qualified Professional COMAR 08.19.06.01	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.052-Z
DATE JULY 2019	REVISIONS DESCRIPTION	BY	DATE	

L:\C3D\PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:06:42 AM, gduchu

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

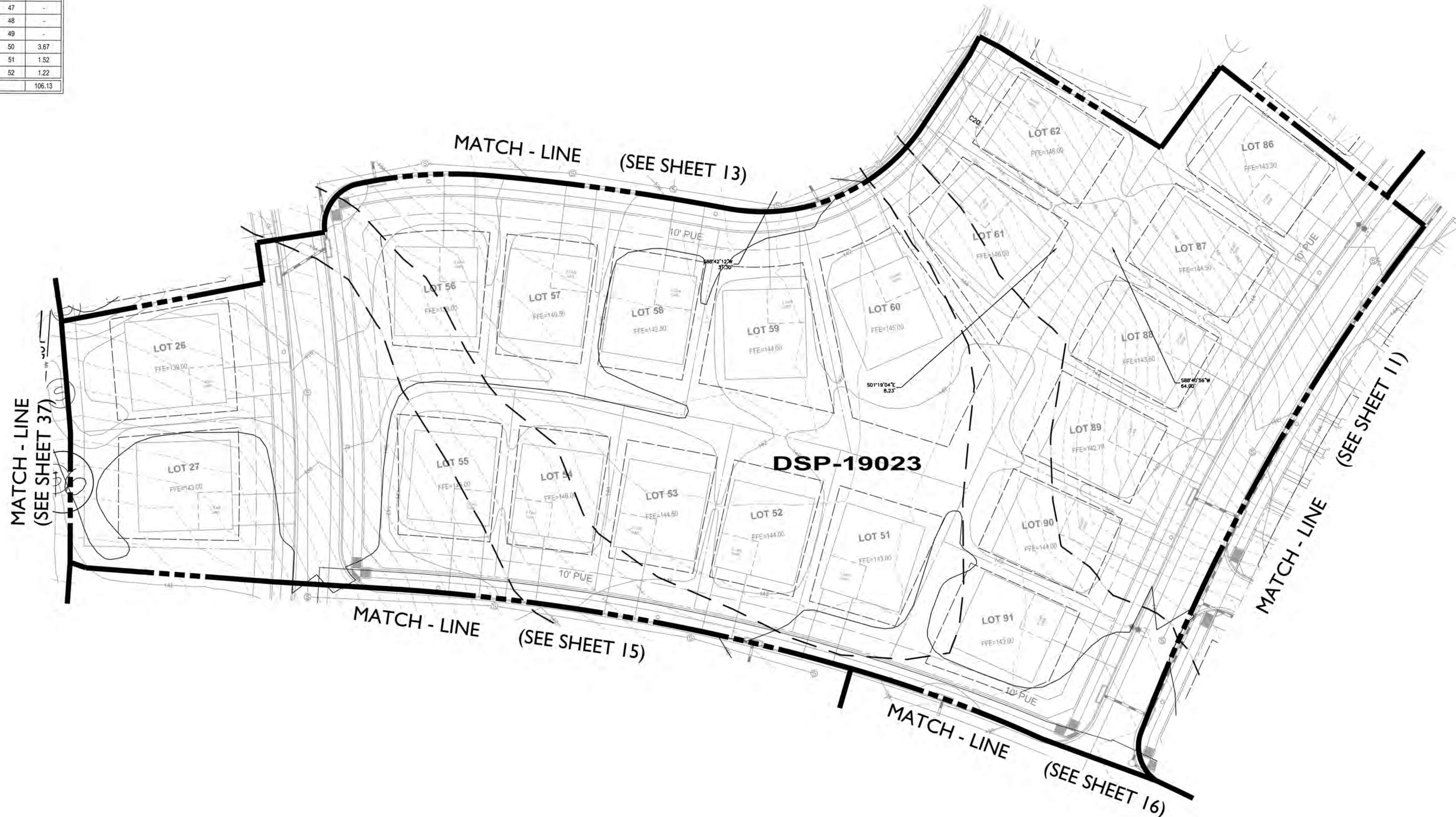


KEY PLAN

LEGEND

EX CONTOUR	---
PROP. CONTOUR	---
EX TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDE WETLAND	---
EX WETLAND BUFFER (25')	---
EX FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (3" DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT	---
NOTE: NO MITIGATED 15' SAFETY FACTOR LINE EXISTS ON THIS SITE	

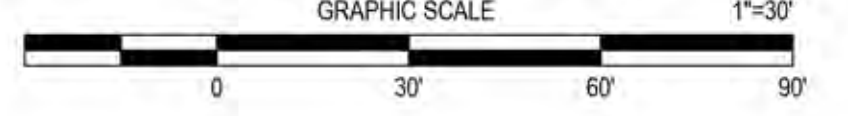
NOTE: The location of Tree Protection Devices (TPDs) is offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be bagged and staked in the field. (See general note 5 on sheet 12)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002	
07 Mary Res	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

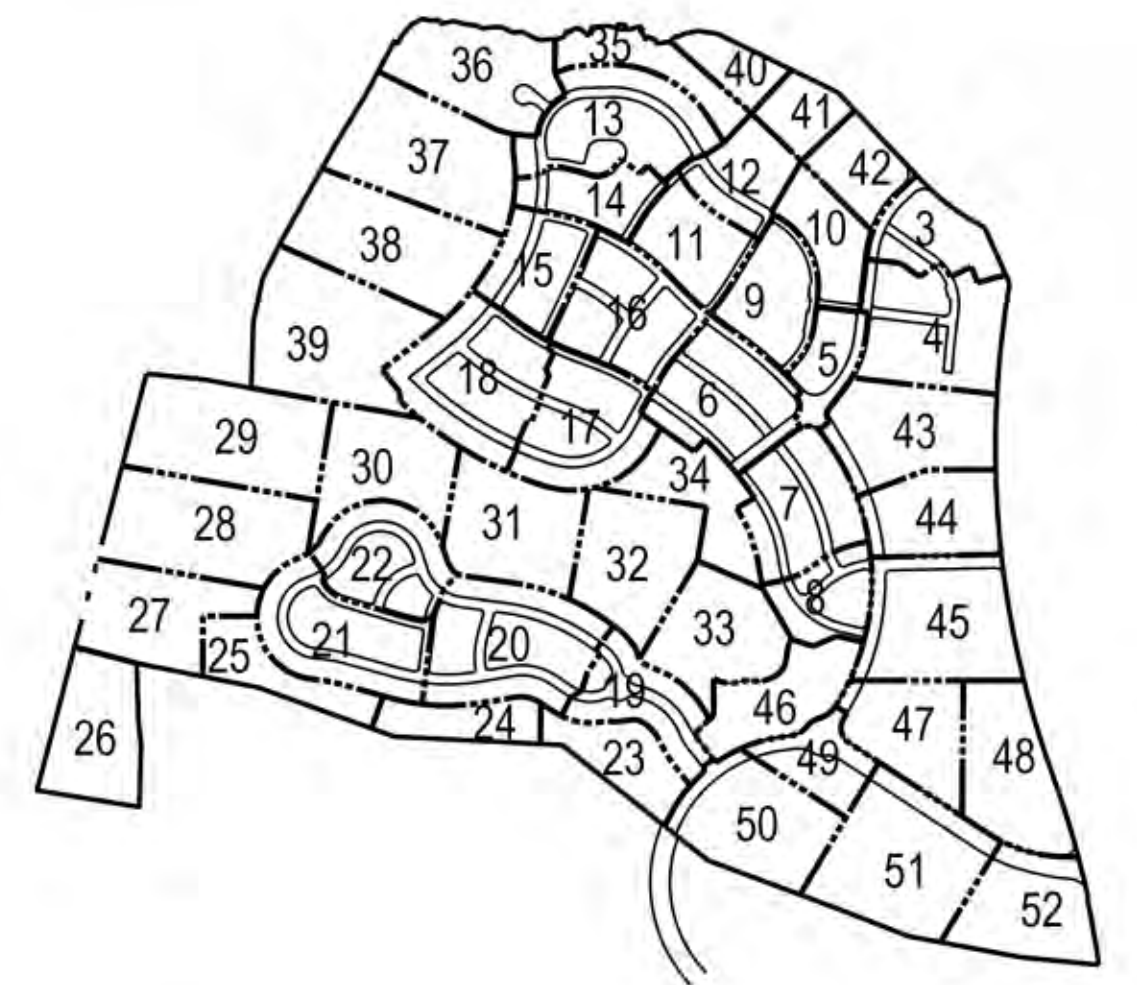
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL DATE: 10/24/22
TCP NO: TCP-19023-02
REASON FOR APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL, DATED NOVEMBER 4, 2021
SIGNATURE APPROVAL DATE: 10/24/22
Digitally signed by Jill Kosack
Date: 2023.11.04 14:23:13 -0400
J-KOSACK 5016018



T14
SHEET 14 OF 52

<div> <div>July 25, 2022</div> <div>DATE</div> <div>MAR</div> <div>Mike Petrakis Qualified Professional COMAR 08.19.06.01</div> </div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 205 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
<div> <div>10/05/07</div> <div>DATE</div> <div>6/07/07</div> <div>4/27/06</div> <div>1/26/06</div> </div>	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
<div> <div>1/26/06</div> <div>DATE</div> </div>	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	J-B01051
	1/26/06	Revised per MNCPPC Resolution	MR	
DATE		REVISIONS DESCRIPTION	BY	DATE
JULY 2019				54.053-Z

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.89
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

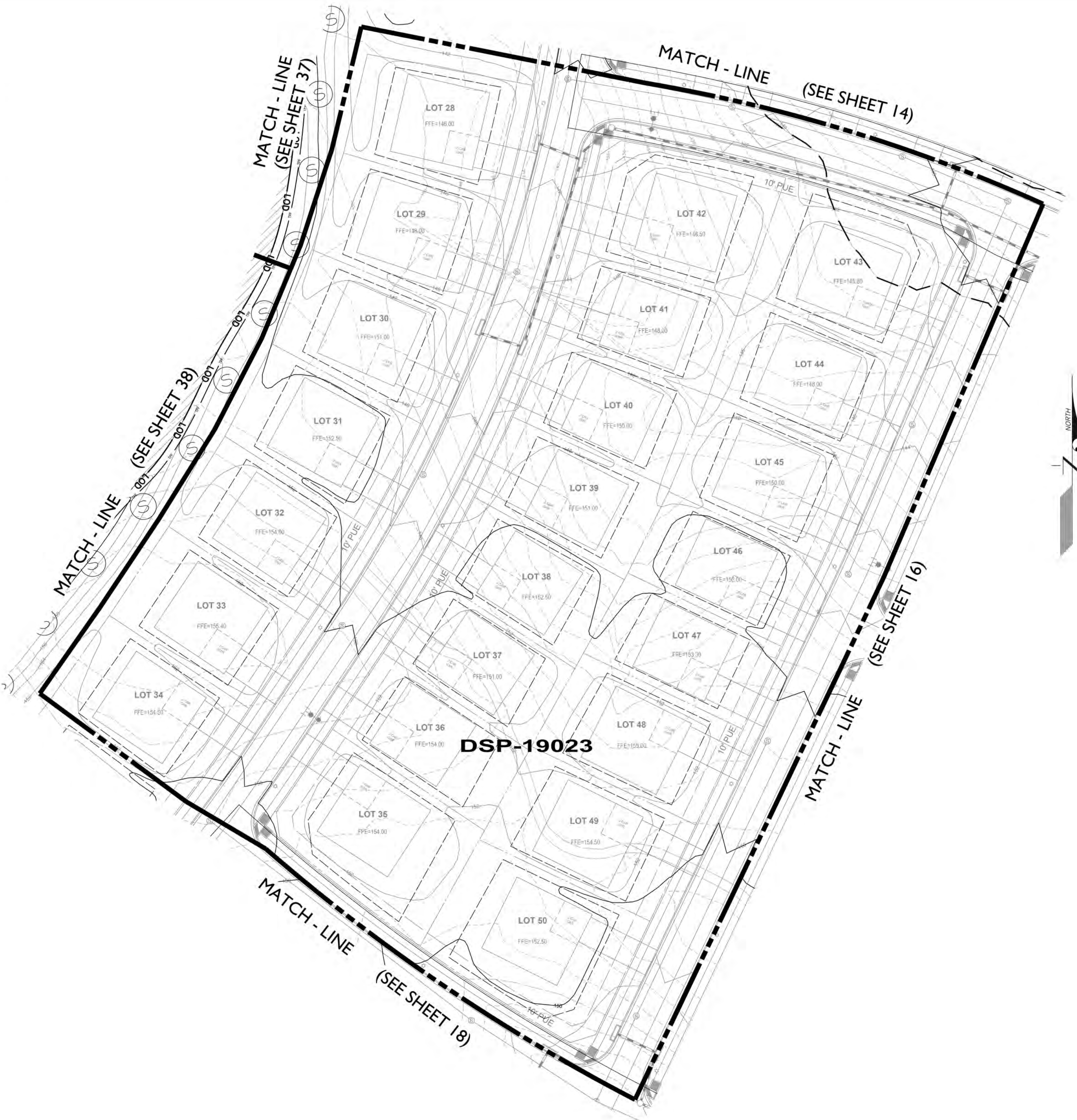


KEY PLAN

LEGEND

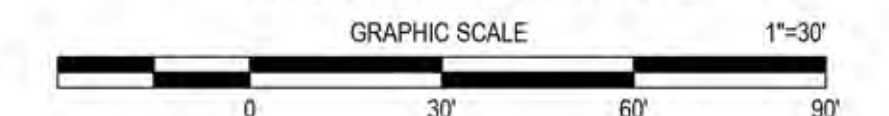
EX. CONTOUR	
PROP. CONTOUR	
EX. TREELINE	
LOD	
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	
NONWATER WETLAND	
EX. WETLAND BUFFER (20')	
EX. FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	
TREE PROTECTION SIGNAGE	
SPECIMEN TREE (30' DBH OR GREATER)	
65 DBA LON NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LON (UNMITIGATED)	
GROUND LEVEL 70 DBA LON (UNMITIGATED)	
MARLBORO CLAY EXTENT	

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002	
07 Mary Kuo	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

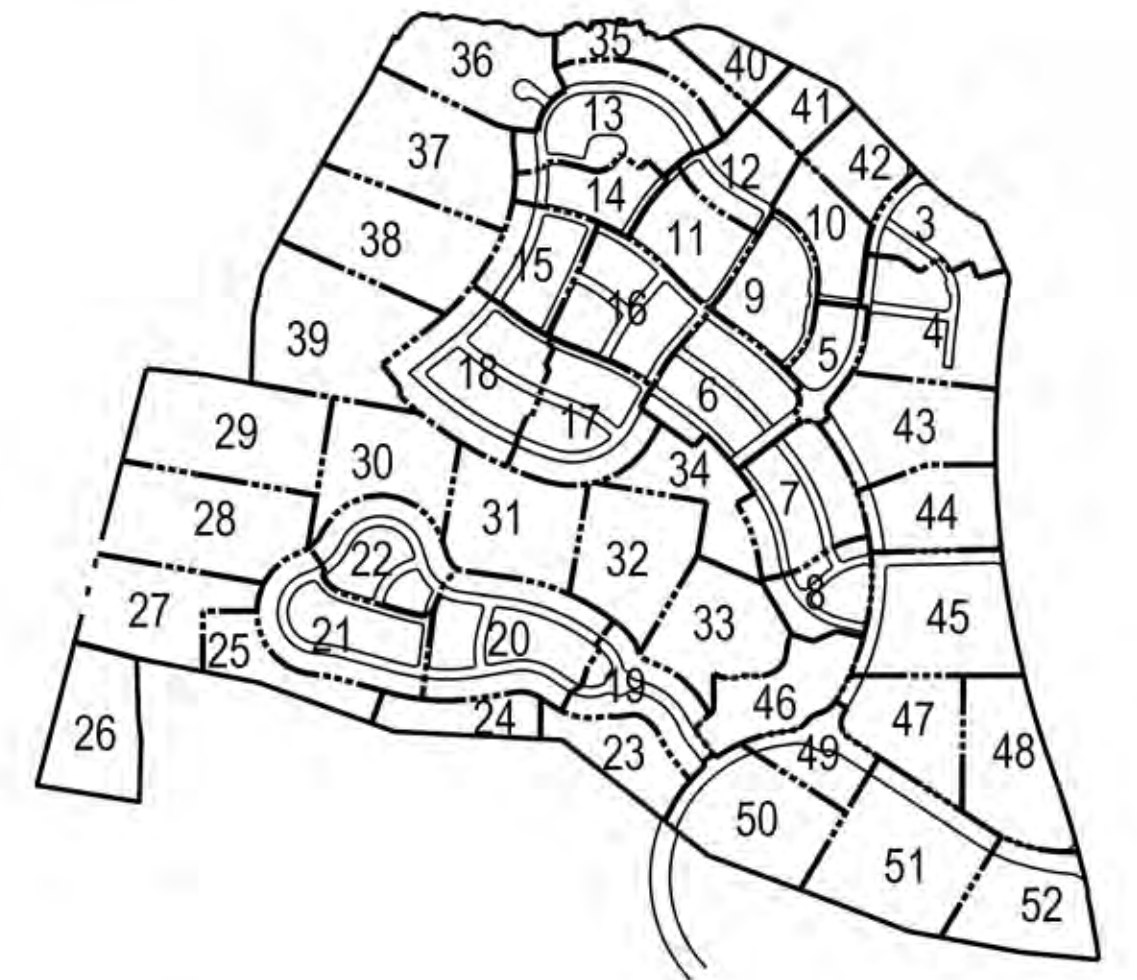


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NO.: DSP-19023-02
TCP NO.: TCP2-036-00-07
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL, DATED NOVEMBER 4, 2022.
SIGNATURE APPROVAL DATE: 10/24/22
Jill Kosack
Kosack
APPROVED SIGNATURE

T15
SHEET 15 OF 52

July 25, 2022 DATE Mike Petrakis Qualified Professional COMAR 08.19.06.01		7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051
DATE		REVISIONS DESCRIPTION		BY	DATE
JULY 2019					54.054-Z

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.89
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.84	52	1.22
TOTAL			106.13



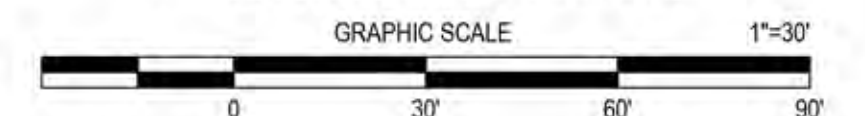
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM/BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30' DBH OR GREATER)	---
65 DBA L/N NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBA L/N (UNMITIGATED)	---
GROUND LEVEL 70 DBA L/N (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION IS SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

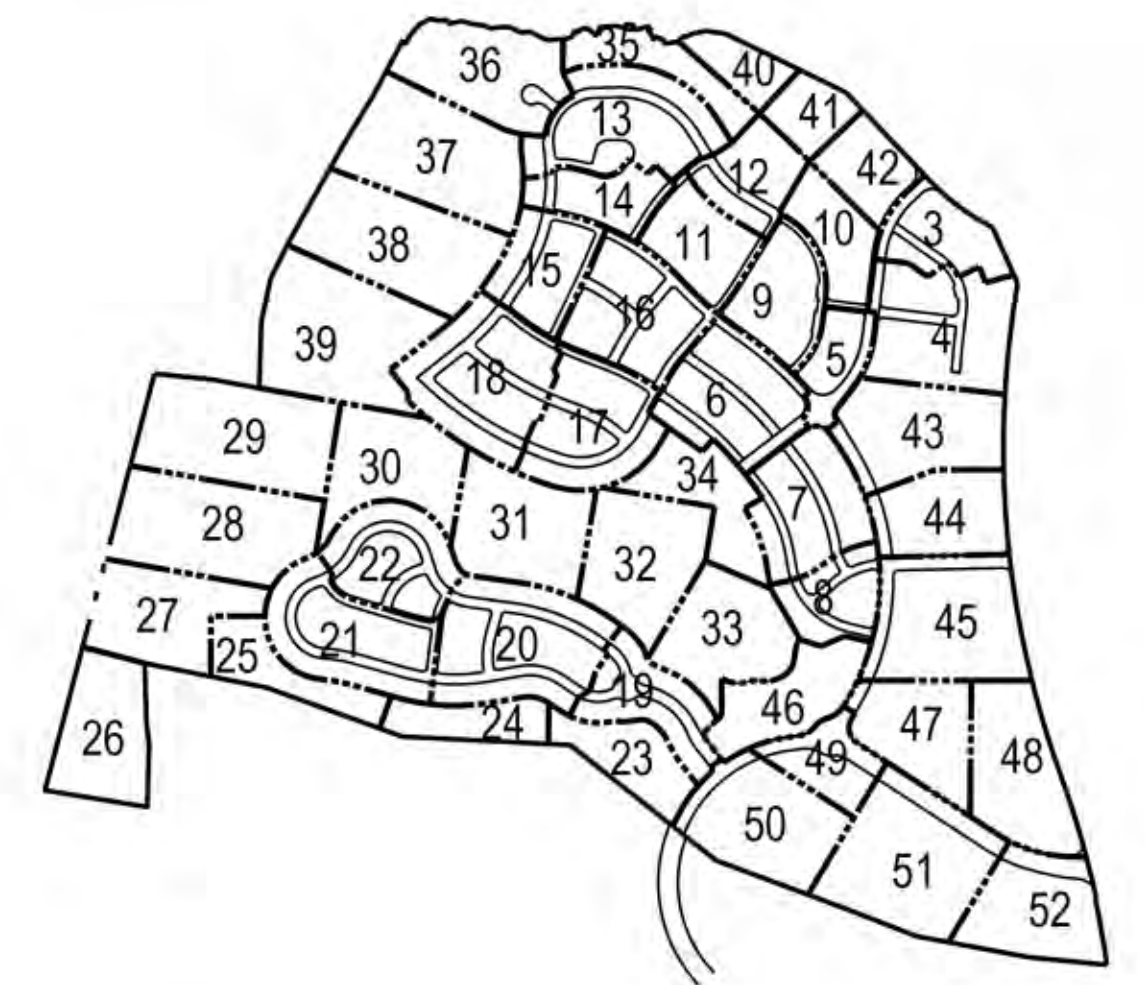
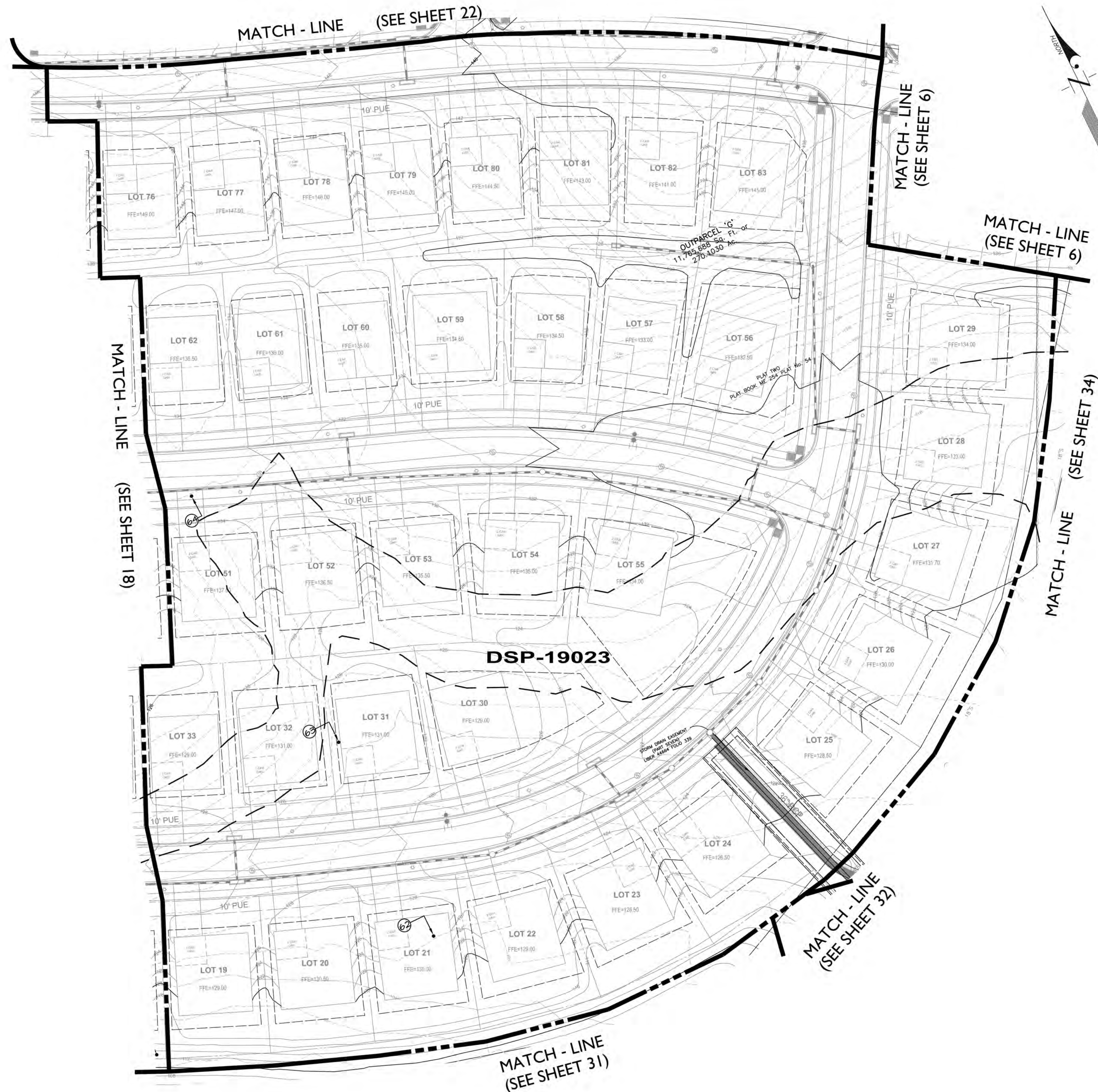


T16
SHEET 16 OF 52

July 25, 2022 DATE <i>MAR</i> Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. REVISIONS DATE REVISIONS DESCRIPTION	J-B01051 54.058-Z
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM		
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	REVISIONS DATE REVISIONS DESCRIPTION	J-B01051 54.058-Z
1/26/06	Revised per MNCPPC Resolution	MR		
DATE	DATE	DATE	DATE	DATE

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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL	106.13		



KEY PLAN

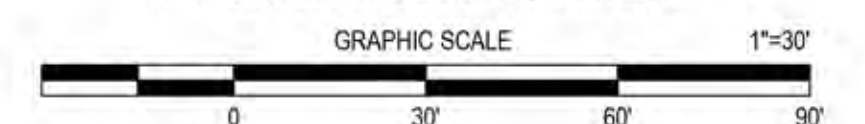
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10' DBH OR GREATER)	---
65 DBH LON NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBH LON (UNMITIGATED)	---
GROUND LEVEL 70 DBH LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Raa	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

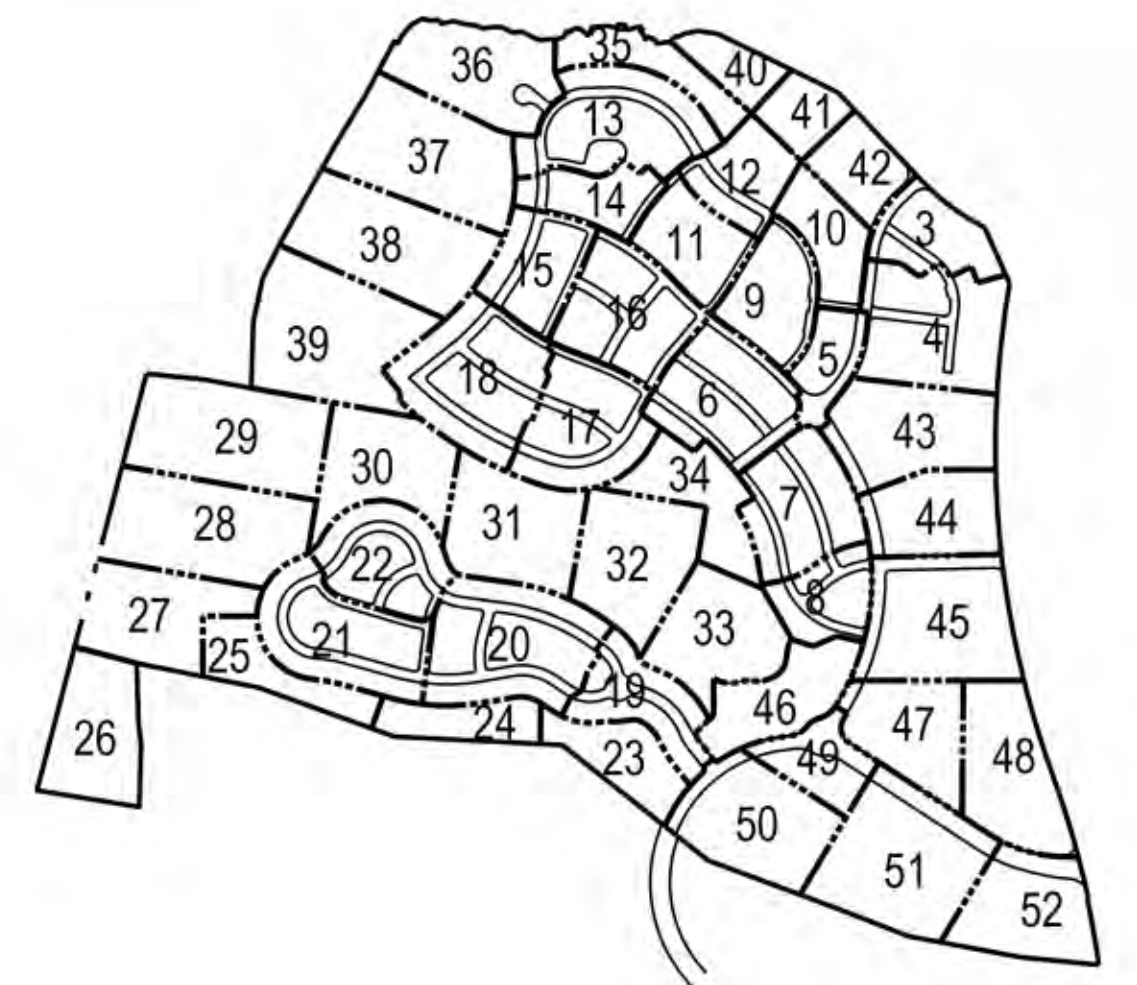


T17
SHEET 17 OF 52

<p>July 25, 2022</p> <p>DATE</p> <p>MAG</p> <p>Mike Petrakis Qualified Professional COMAR 08.19.06.01</p>	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 305 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	<p>COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.</p> <p>TELEPHONE (301) 430-2000</p>	J-B01051
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM		
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DATE: 2022.11.04
1/26/06	Revised per MNCPPC Resolution	MR	MP	DATE: 2022.11.04
DATE	REVISIONS DESCRIPTION	BY	DATE	54.059-Z

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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



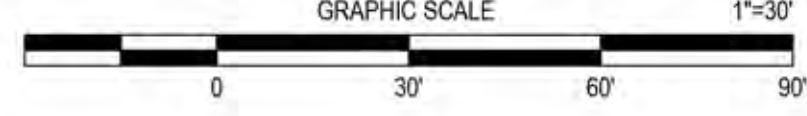
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONWATER BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (GT 10" DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NOT MITIGATED 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

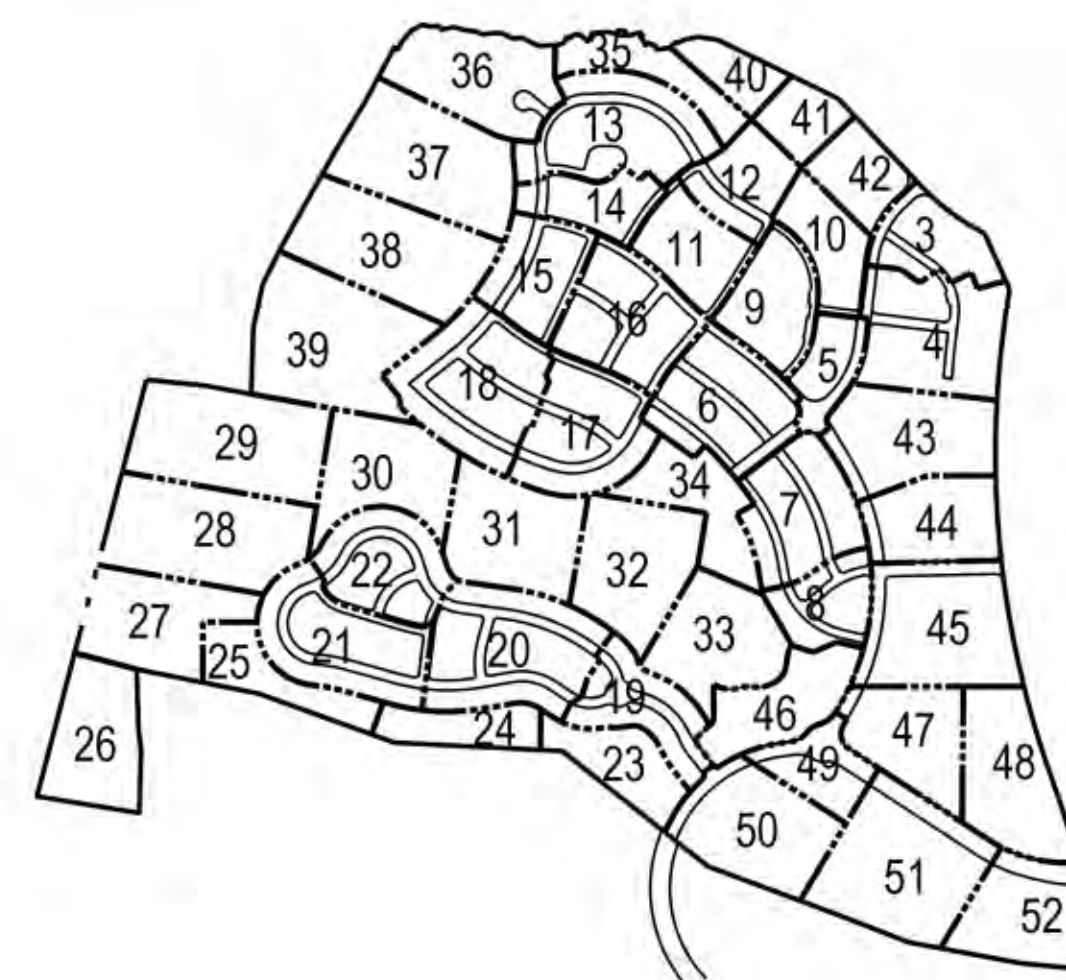
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUKARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 <i>Wary Pae</i>		DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T18
SHEET 18 OF 52

<div> <div>July 25, 2022</div> <div>DATE</div> <div>MAG</div> <div>Mike Petrakis</div> <div>Qualified Professional</div> <div>COMAR 08.19.06.01</div> </div>	<div> <div>7/25/19</div> <div>DATE</div> <div>Revised per DSP-19023</div> <div>Revised per DSP-05042-02</div> <div>Revised per MNCPPC EPS Comments dated 10/04/07</div> <div>Revised to include the floodplain in the net tract per HB-588</div> <div>Revised per MNCPPC Env. Planning meeting on 4/27/06</div> <div>Revised per MNCPPC Resolution</div> </div>	<div> <div>CEG</div> <div>PCN</div> <div>KJM</div> <div>MR</div> <div>MR</div> <div>BY</div> </div>	<div> <div>11721 WOODBINE ROAD, SUITE 300</div> <div>MITCHELLVILLE, MARYLAND 20721</div> <div>BEN DYER ASSOCIATES, INC.</div> <div>Engineers / Surveyors / Planners</div> <div>TELEPHONE (301) 430-2000</div> <div>COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.</div> <div>REVISION NO.</div> <div>DATE</div> <div>2022.07.25</div> <div>AM</div> <div>gdc</div> </div>	<div> <div>J-B01051</div> <div>54.080-Z</div> </div>

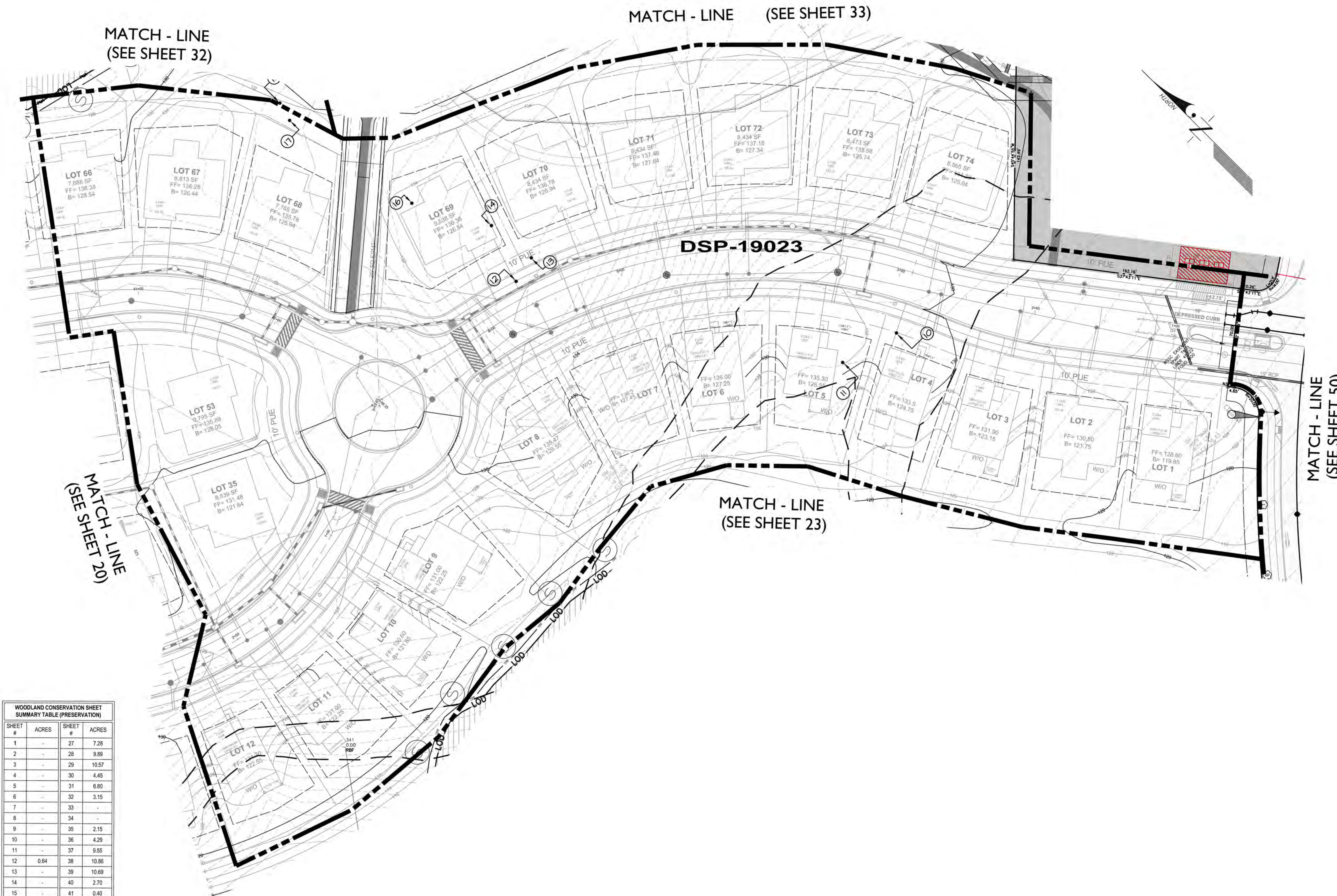


KEY PLAN

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE US	---
STREAM BUFFER (25')	---
NONTRELL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND RESTORATION	---
CLEARINGS WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (2" DBH OR GREATER)	---
65 DBA LWN NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LWN (UNMITIGATED)	---
GROUND LEVEL 70 DBA LWN (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION IS SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

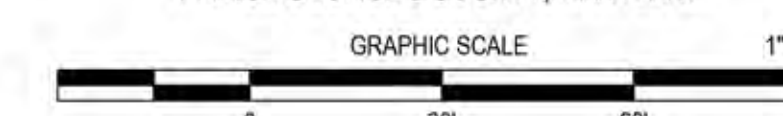
NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be lagged and staked in the field. (see general note 5 on sheet 22)



SHEET #	ACRES	SHEET #	ACRES
1	27	728	
2	28	989	
3	29	1057	
4	30	445	
5	31	680	
6	32	315	
7	33	-	
8	34	-	
9	35	215	
10	36	429	
11	37	955	
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL	106.13		

Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

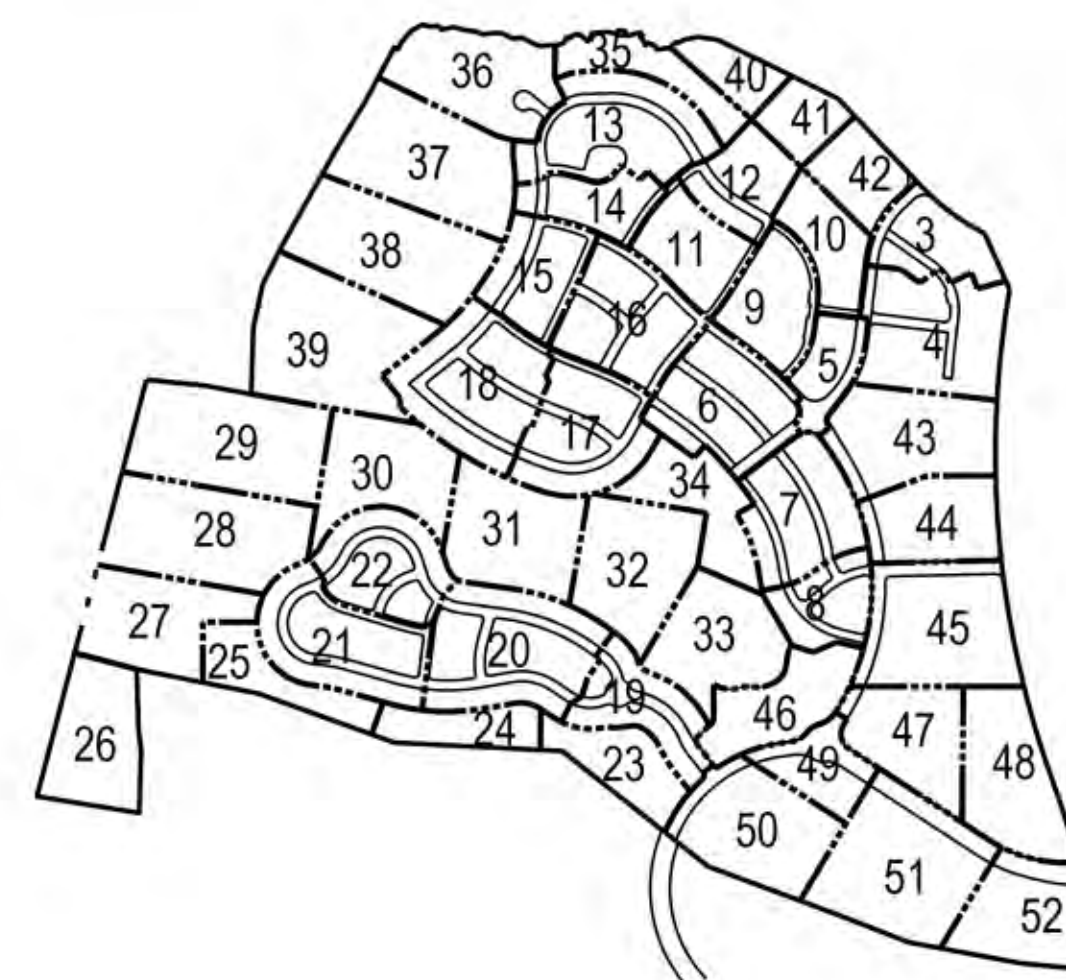


T19
SHEET 19 OF 52

DATE July 25, 2022 Mike Petrolis Qualified Professional COMAR 08.19.06.01	7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.061-Z
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L:\C3D-PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:08:23 AM, gpc/chr

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.84	52	1.22
TOTAL		52	106.13

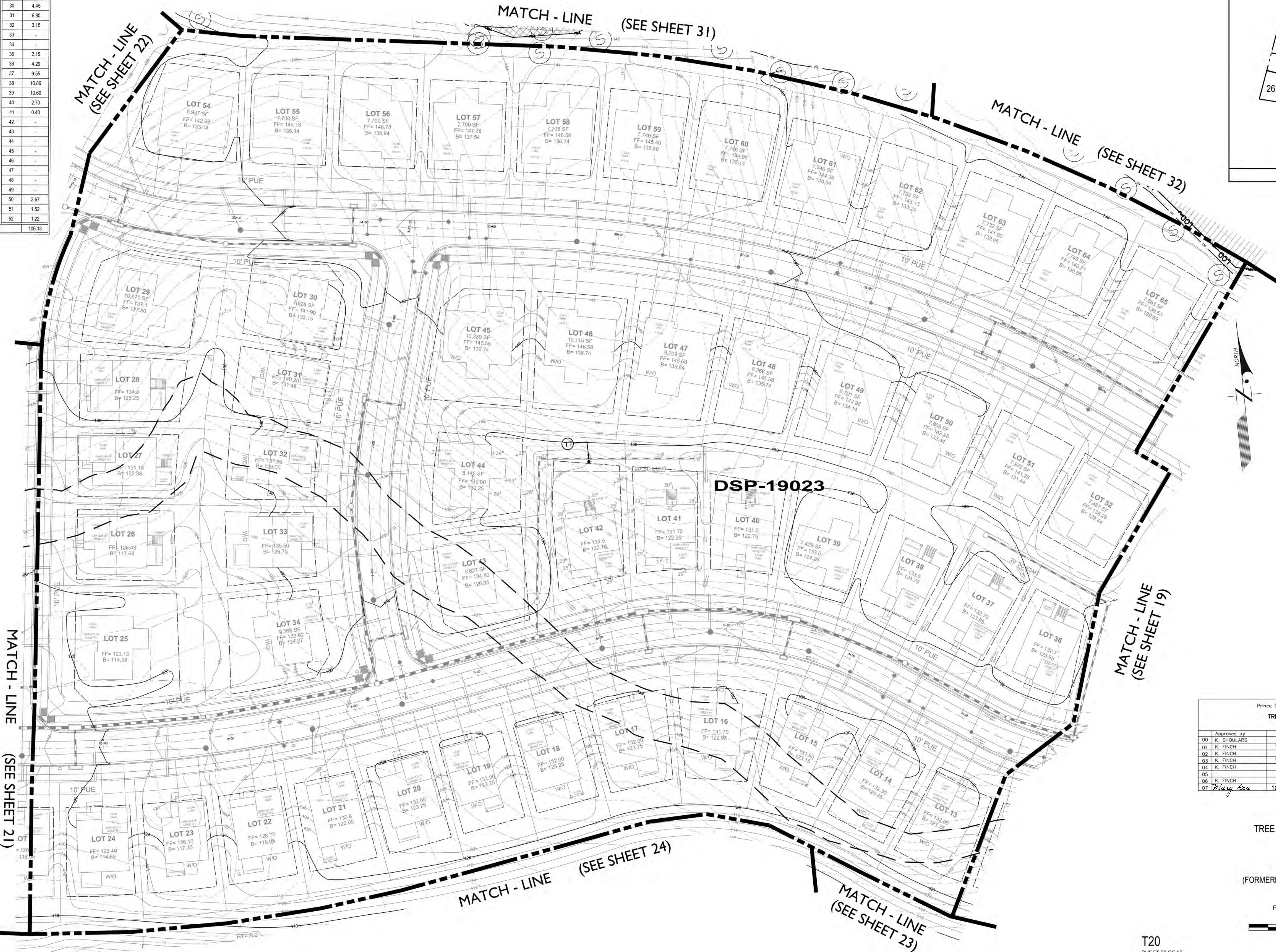


KEY PLAN

LEGEND

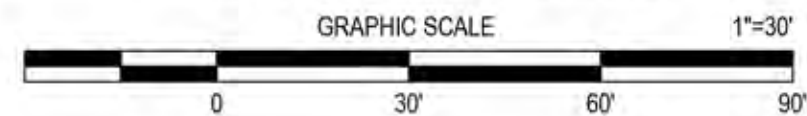
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NATURAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SONAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
65 dBA (ON NOISE CONTOUR) (UNMITIGATED)	---
GROUND LEVEL 65 dBA LBN (UNMITIGATED)	---
GROUND LEVEL 10 dBA LBN (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: UNMITIGATED 1.5 SAFETY FACTOR LINE SHOWN ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet 12)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Kua	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

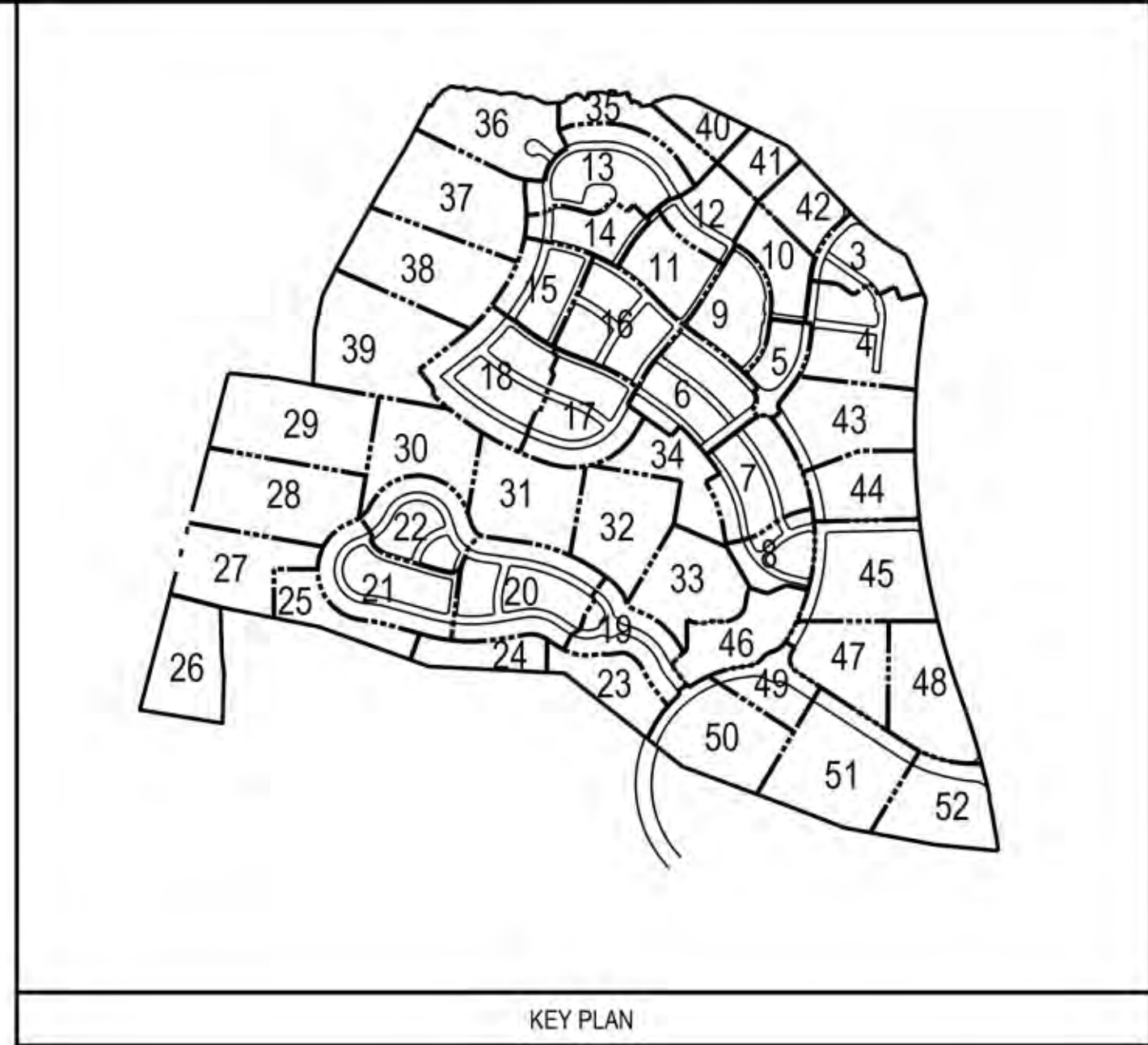
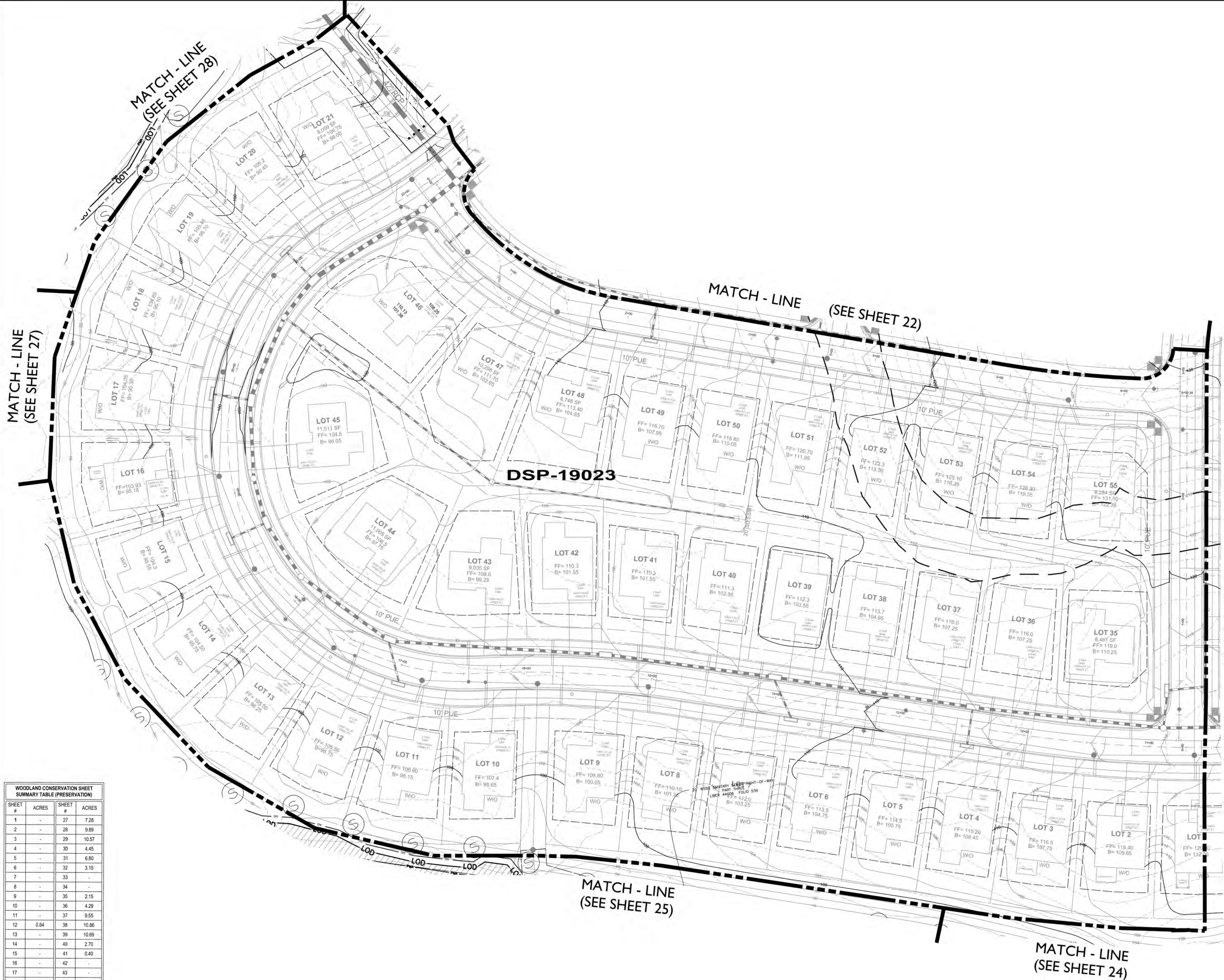
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T20
SHEET 20 OF 52

DATE July 25, 2022 MAG	Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. JULI MP MP JULY 2019	J-B01051 54.062-Z
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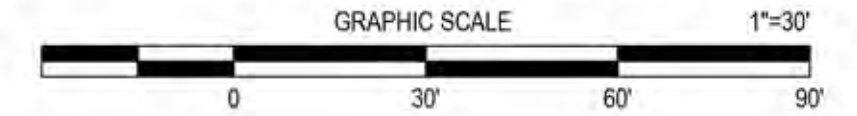
- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER (80')
 - NONTIDAL WETLAND
 - EX. FLOODPLAIN
 - PRIMA MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION
 - WOODLAND REFORESTATION
 - CLEARING WITHIN FLOODPLAIN
 - TEMPORARY TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE
 - SPECIMEN TREE (30' DBH OR GREATER)
 - 65 DBA LBN NOISE CONTOUR (MITIGATED)
 - GROUND LEVEL 65 DBA LBN (UNMITIGATED)
 - GROUND LEVEL 75 DBA LBN (UNMITIGATED)
 - MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 15 SAFETY FACTOR LINE SHOWN ON THIS SITE)
- NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.87
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

Prince George's County Planning Department, M-NCPPC TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOUARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

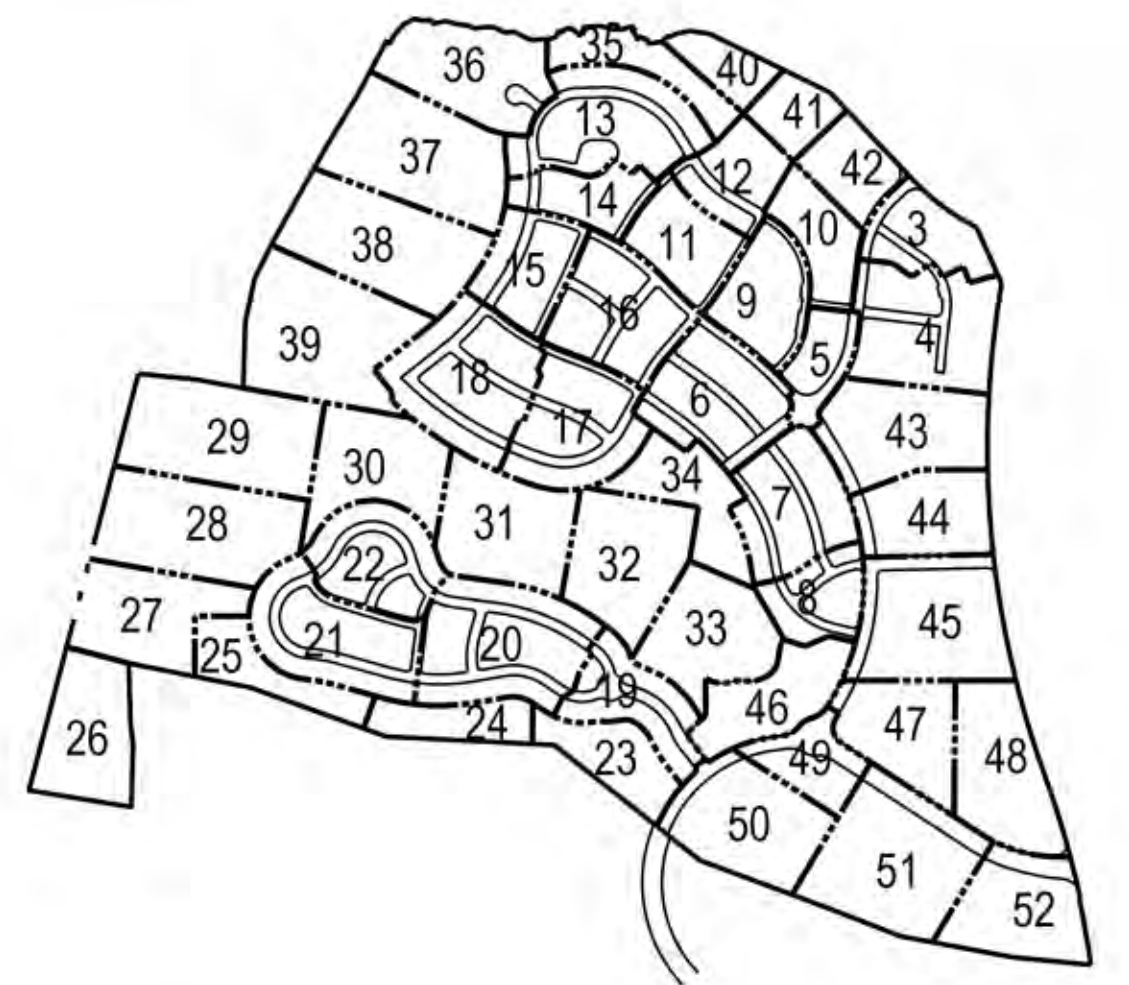
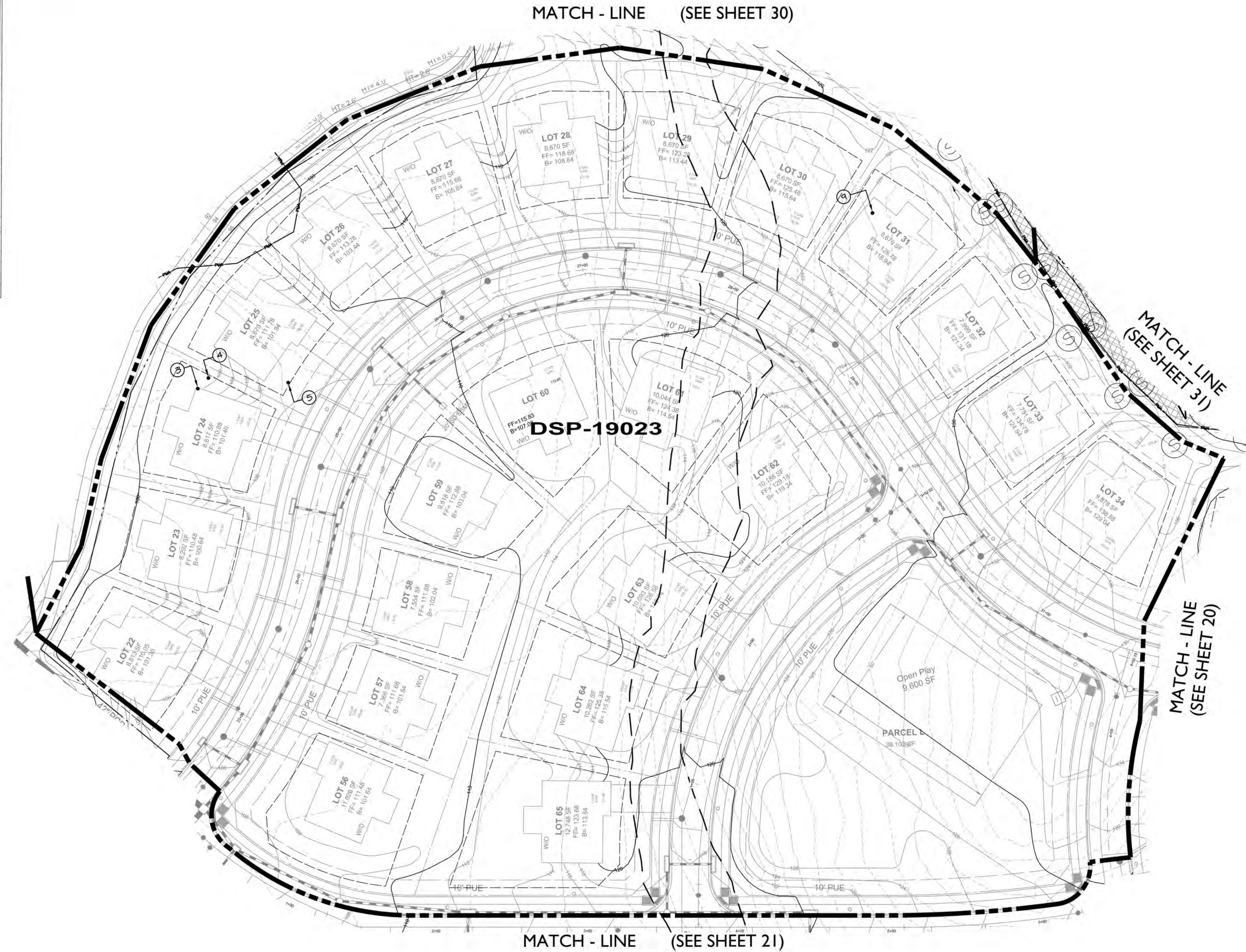
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T21
SHEET 21 OF 52

July 25, 2022 Mike Patrolis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
4/27/06	6/07/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	J-B01051
	4/27/06	Revised to include the floodplain in the net tract per HB-588	KJM	
12/06/06	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	54.063-Z
	12/06/06	Revised per MNCPPC Resolution	MR	
DATE		REVISIONS DESCRIPTION	BY	DATE
JULY 2019				

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
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7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.60
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



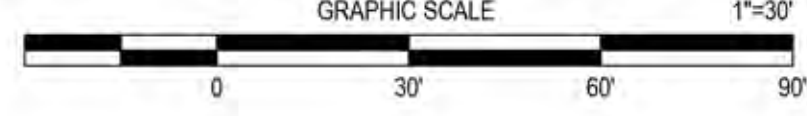
LEGEND

EX. CONTOUR	---
PROSP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10" DBH OR GREATER)	---
65 DBH LON NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBH LON (UNMITIGATED)	---
GROUND LEVEL 70 DBH LON (UNMITIGATED)	---
MADEBOD CLAY EXTENT (NOTE: NO MITIGATION'S SAFETY FACTOR LINE EXISTS ON THIS SITE)	---



Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Koa	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

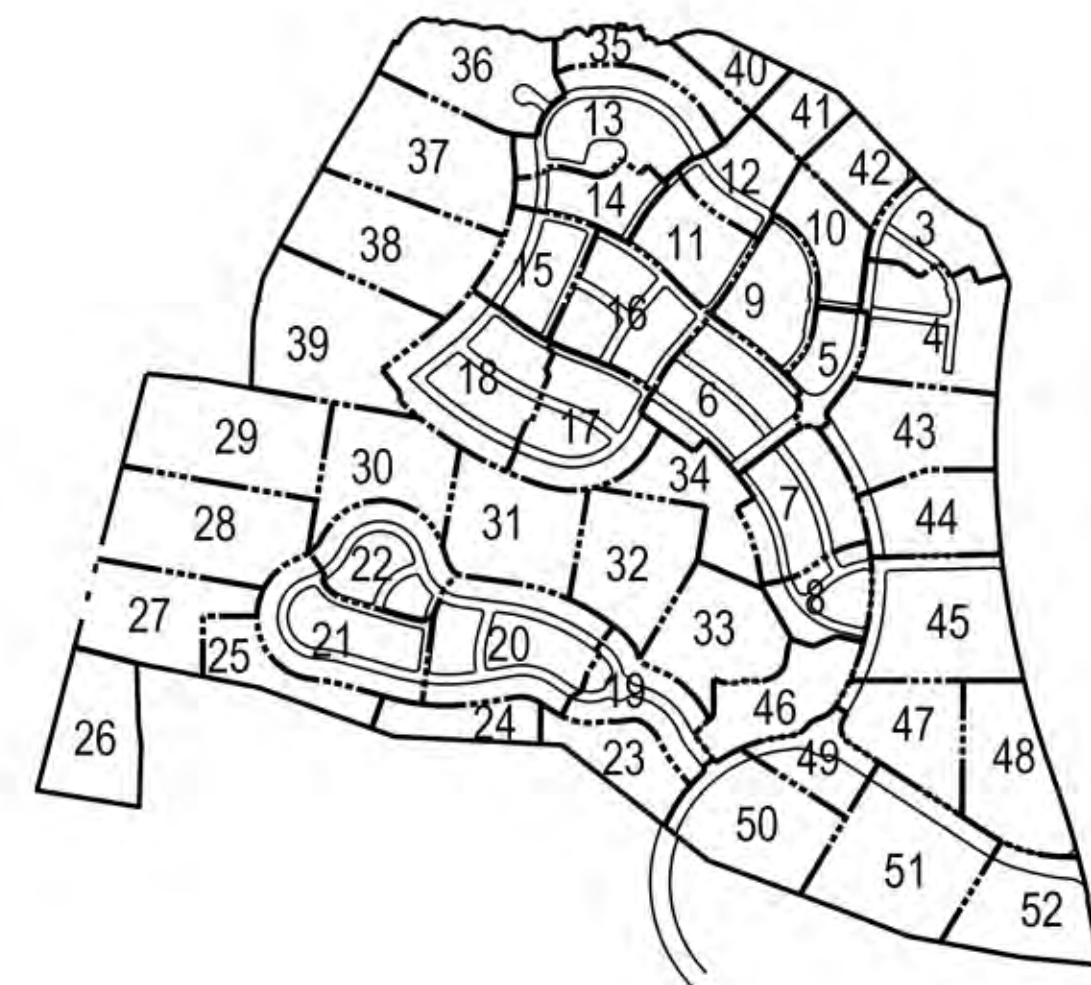
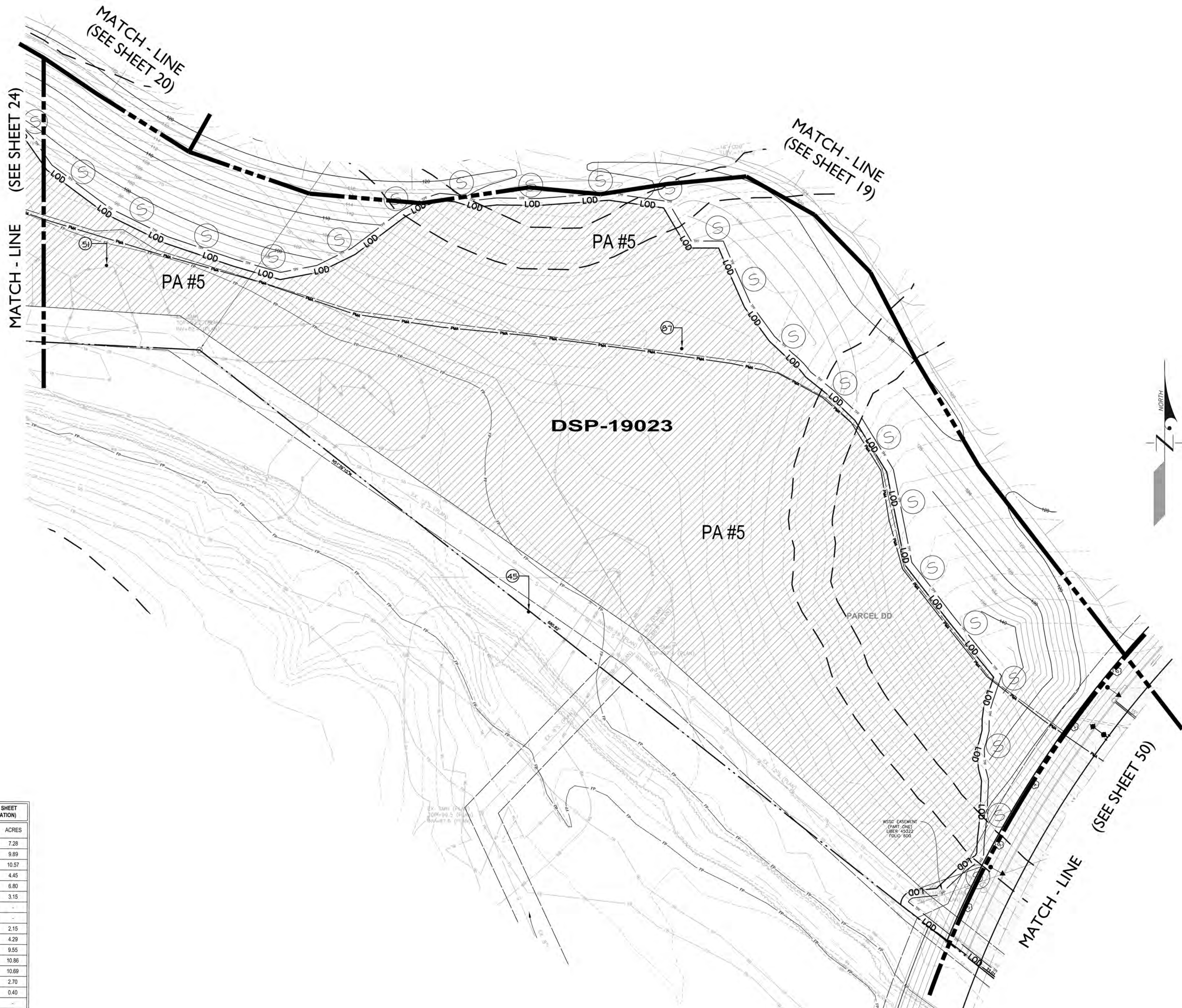
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T22
SHEET 22 OF 52

<div>July 25, 2022</div> <div>DATE</div> <div>MAG</div> <div>Mike Petrolis</div> <div>Qualified Professional</div> <div>COMAR 08.19.06.01</div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300	<div>11721 WOODMORE ROAD, SUITE 300</div> <div>MITCHELLVILLE, MARYLAND 20721</div> <div>BEN DYER ASSOCIATES, INC.</div> <div>Engineers / Surveyors / Planners</div> <div>TELEPHONE (301) 430-2000</div> <div>COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.</div>
	1/12/17	Revised per DSP-05042-02	PCN		
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM		
	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR		
1/26/06	Revised per MNCPPC Resolution	MR			
DATE		REVISIONS DESCRIPTION		DATE	
JULY 2019				JULY 2019	

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
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7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



LEGEND

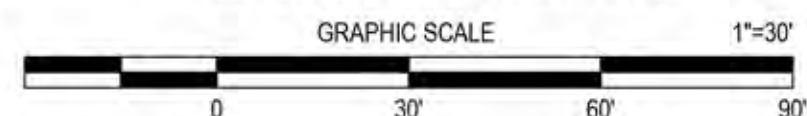
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30' DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXISTENCE	---
NOTE: NO MITIGATED 15' SAFETY FACTOR LINE EXISTS ON THIS SITE	

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05		DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002	
07 Mary Kua	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

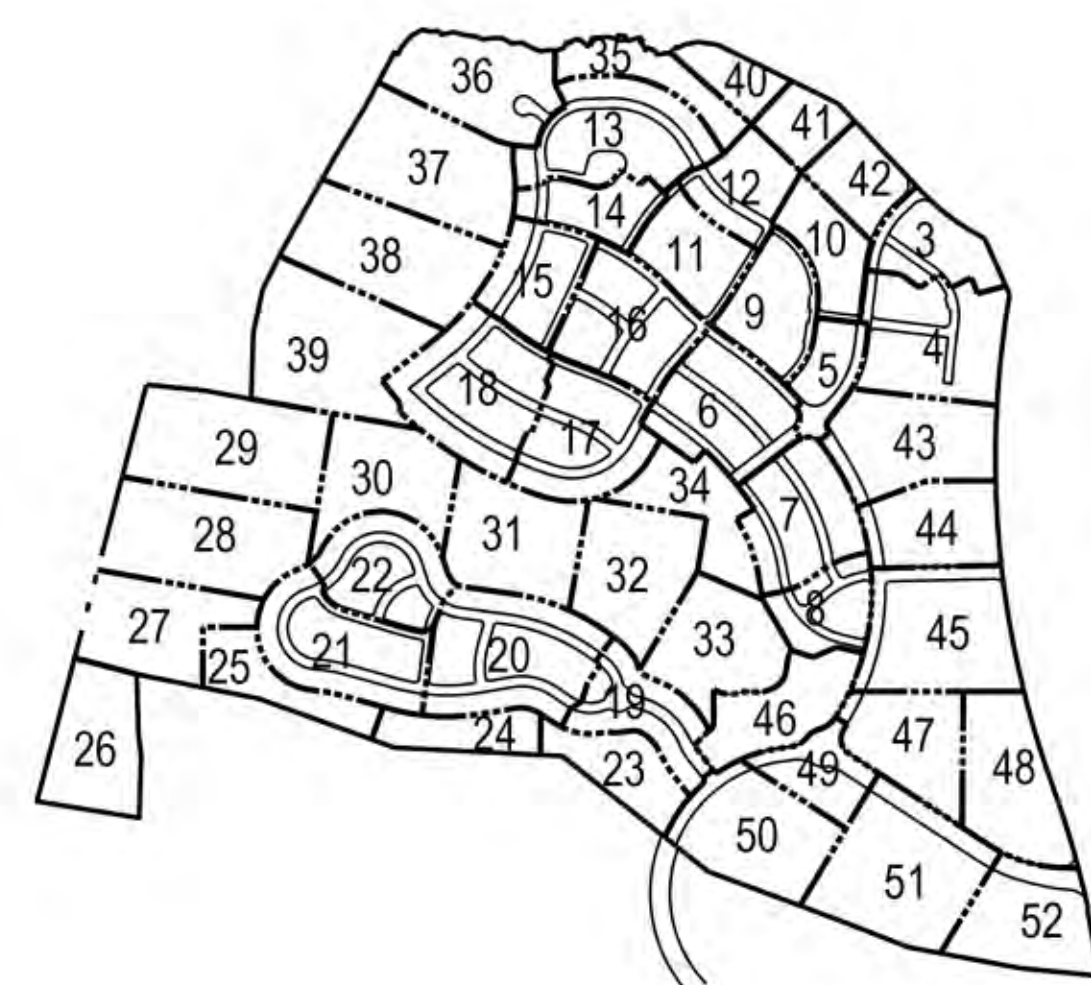
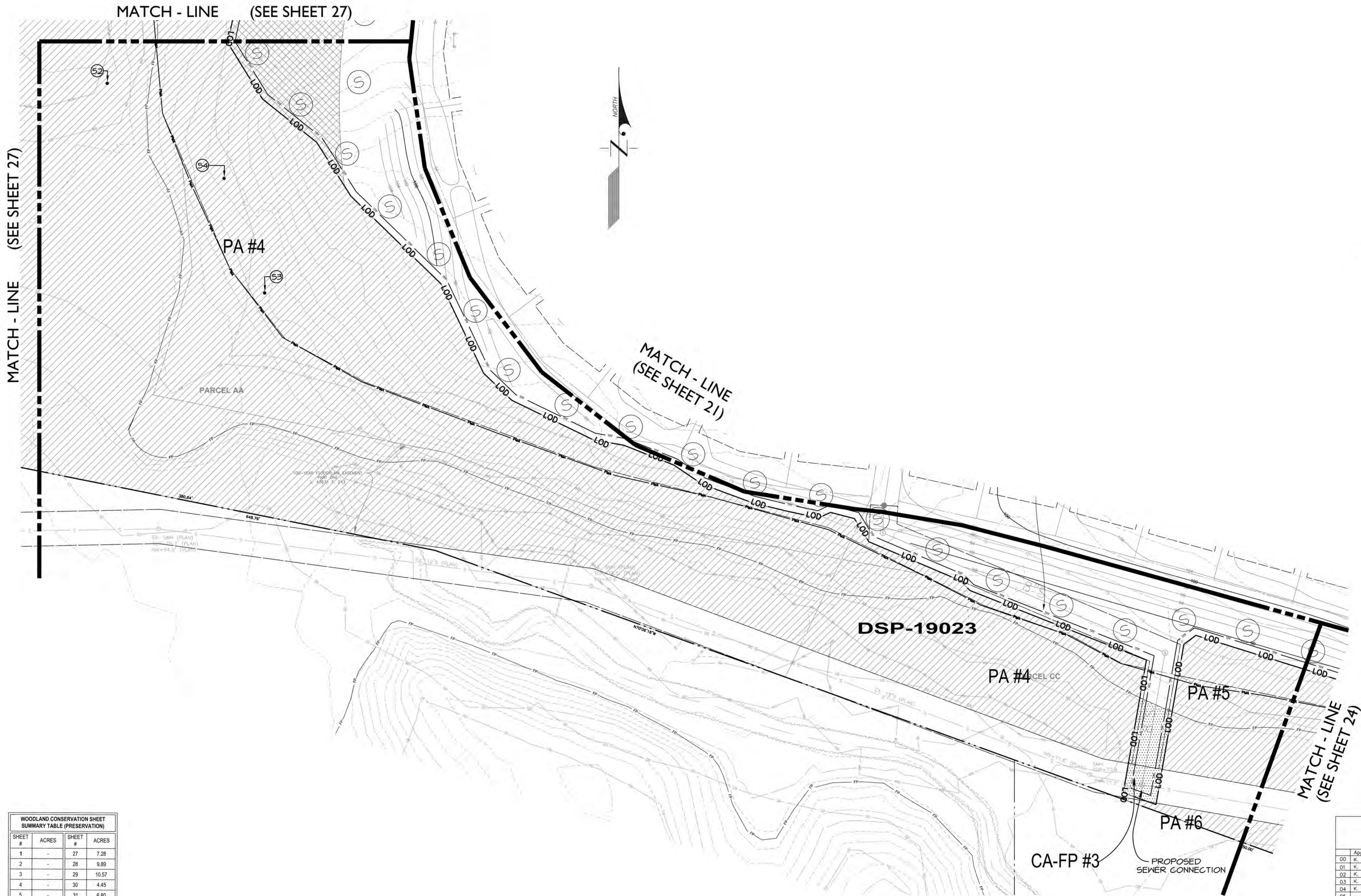
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TOP NO: TOPS 0608-07
SIGNATURE APPROVAL OF THIS PLAN IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL, DATE: 10/24/22
Jill Kosack
10/24/22 11:04 AM
1432.13 0400
ALTERNATE SIGNATURE



T23
SHEET 23 OF 52

July 25, 2022 DATE <i>MAG</i> Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
DATE REVISIONS DESCRIPTION	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG MP MP
	1/26/06	Revised per MNCPPC Resolution	MR	CEG MP MP
DATE	7/25/2022	9:09:33 AM	gdc	J-B01051 54.065-Z

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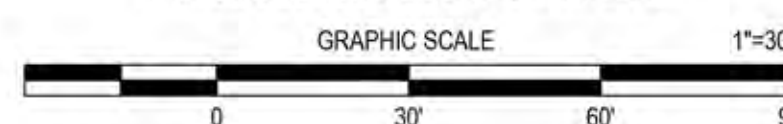
EX. CONTOUR	---
PROSP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (20')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30' DBH OR GREATER)	---
65 DBA (ON NOISE CONTOUR UNMITIGATED)	---
GROUND LEVEL 65 DBA LOD (UNMITIGATED)	---
GROUND LEVEL 70 DBA LOD (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION'S SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.89
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
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03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Kea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

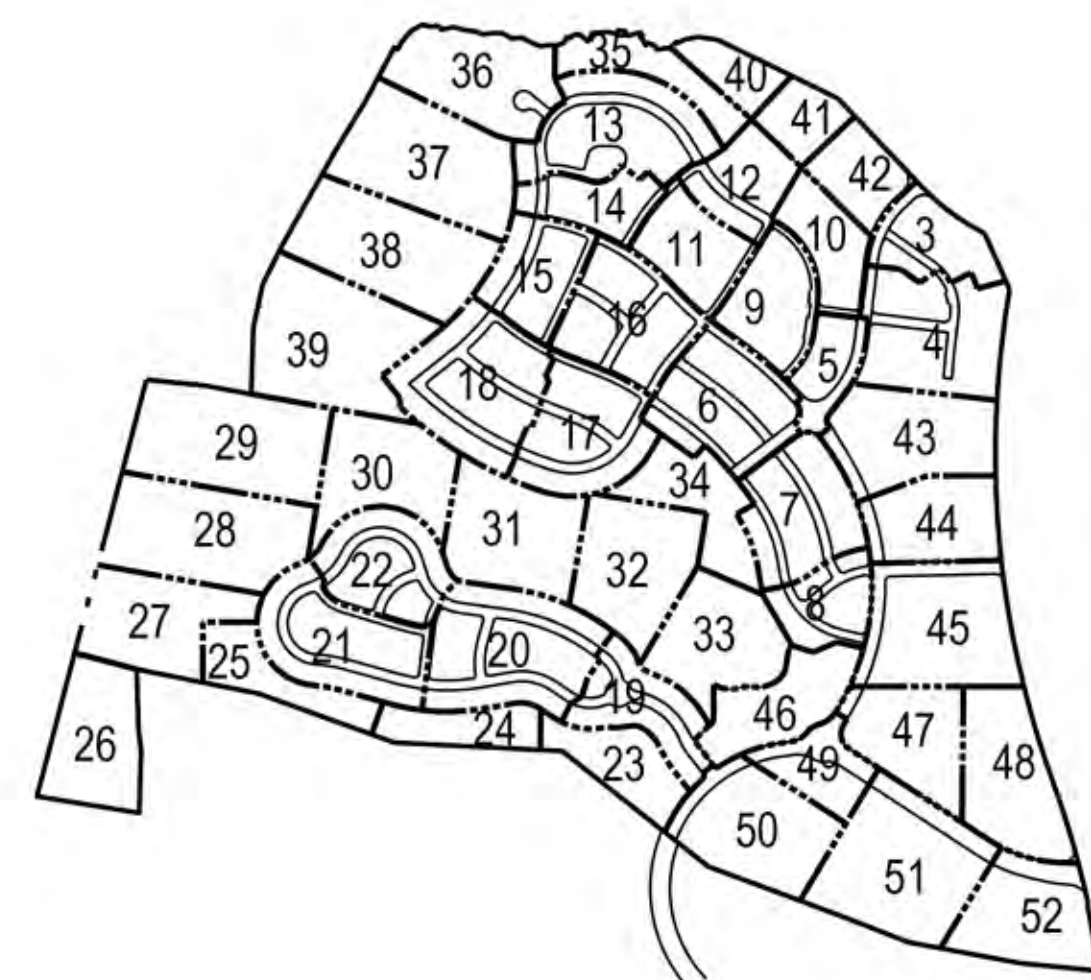
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T25
SHEET 25 OF 52

DATE July 25, 2022 Mike Patrolis Qualified Professional COMAR 08.19.06.01		7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051
DATE JULY 2019		REVISIONS DESCRIPTION		54.067-Z

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KEY PLAN

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION IS A SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

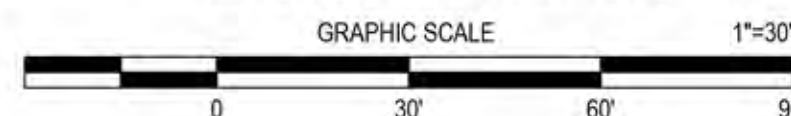
NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
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7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T26
SHEET 26 OF 52

July 25, 2022 DATE Mike Petrakis Qualified Professional COMAR 08.19.06.01		7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.	J-B01051 54.068-Z
DATE REVISIONS DESCRIPTION		DATE JULY 2019			

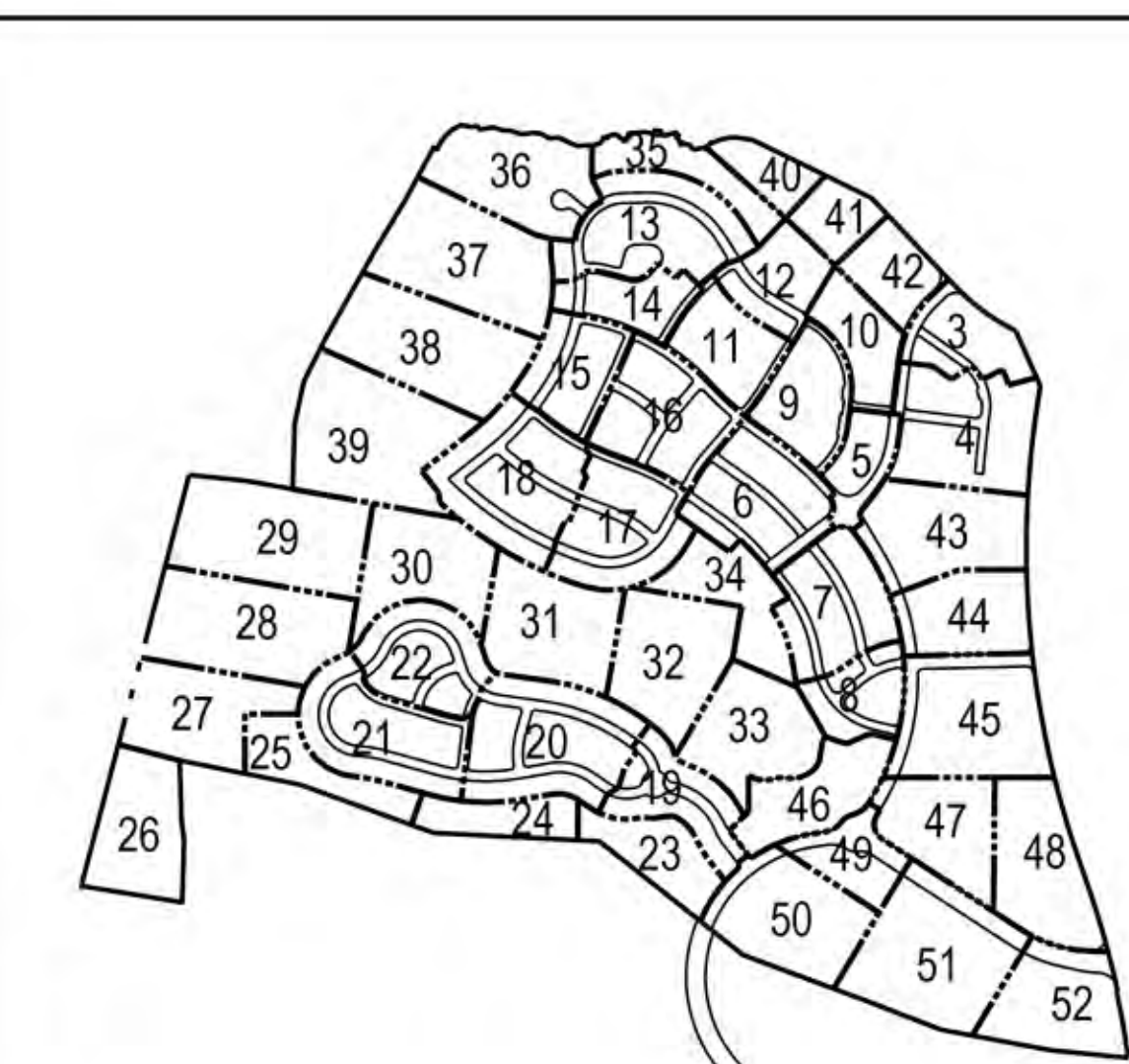
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MATCH - LINE (SEE SHEET 29)



MATCH - LINE (SEE SHEET 27)

MATCH - LINE (SEE SHEET 30)



KEY PLAN

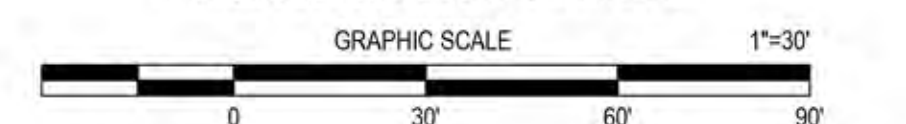
WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
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7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

LEGEND

- EX. CONTOUR
PROP. CONTOUR
EX. TREELINE
LOD
PROPERTY BOUNDARY
WATERS OF THE U.S.
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
PRIMARY MANAGEMENT AREA (PMA)
WOODLAND PRESERVATION
WOODLAND REFORESTATION
CLEARING WITHIN FLOODPLAIN
TEMPORARY TREE PROTECTION FENCE
TREE PROTECTION SIGNAGE
(SPECIMEN TREE 50' DBH OR GREATER)
65 dBA LON NOISE CONTOUR (MITIGATED)
GROUND LEVEL 65 dBA LON (UNMITIGATED)
GROUND LEVEL 70 dBA LON (UNMITIGATED)
MARLBORO CLAY EXTENT (NOTE: UNMITIGATED, 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE)
NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)
- 200
LOD
SBI
WL
WB
TPP
PMA
TPF

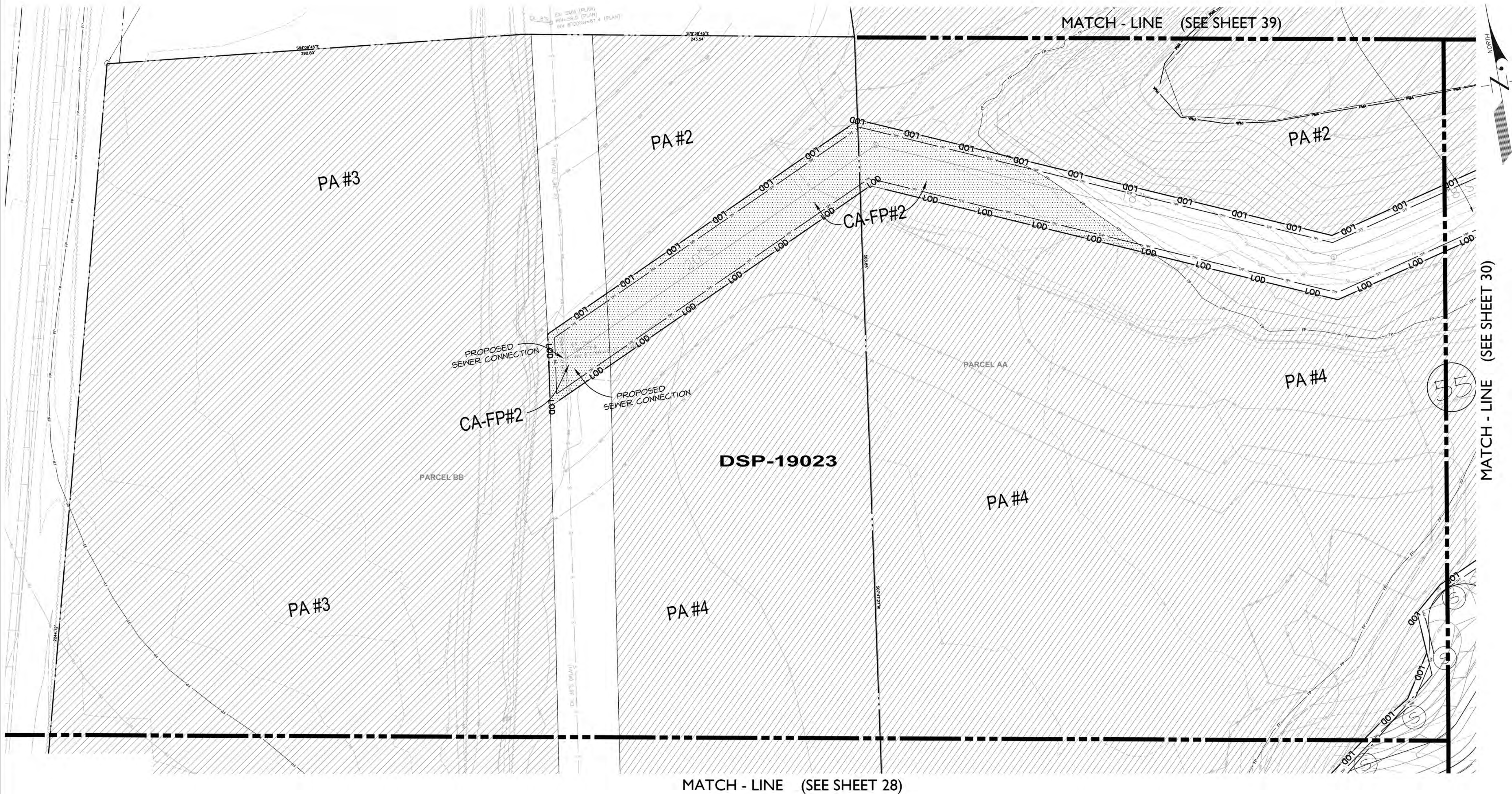
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023	
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01	
05		DSP-19021	REVISED FOR DSP-19021	
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002	
07 Mary Bea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02	

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



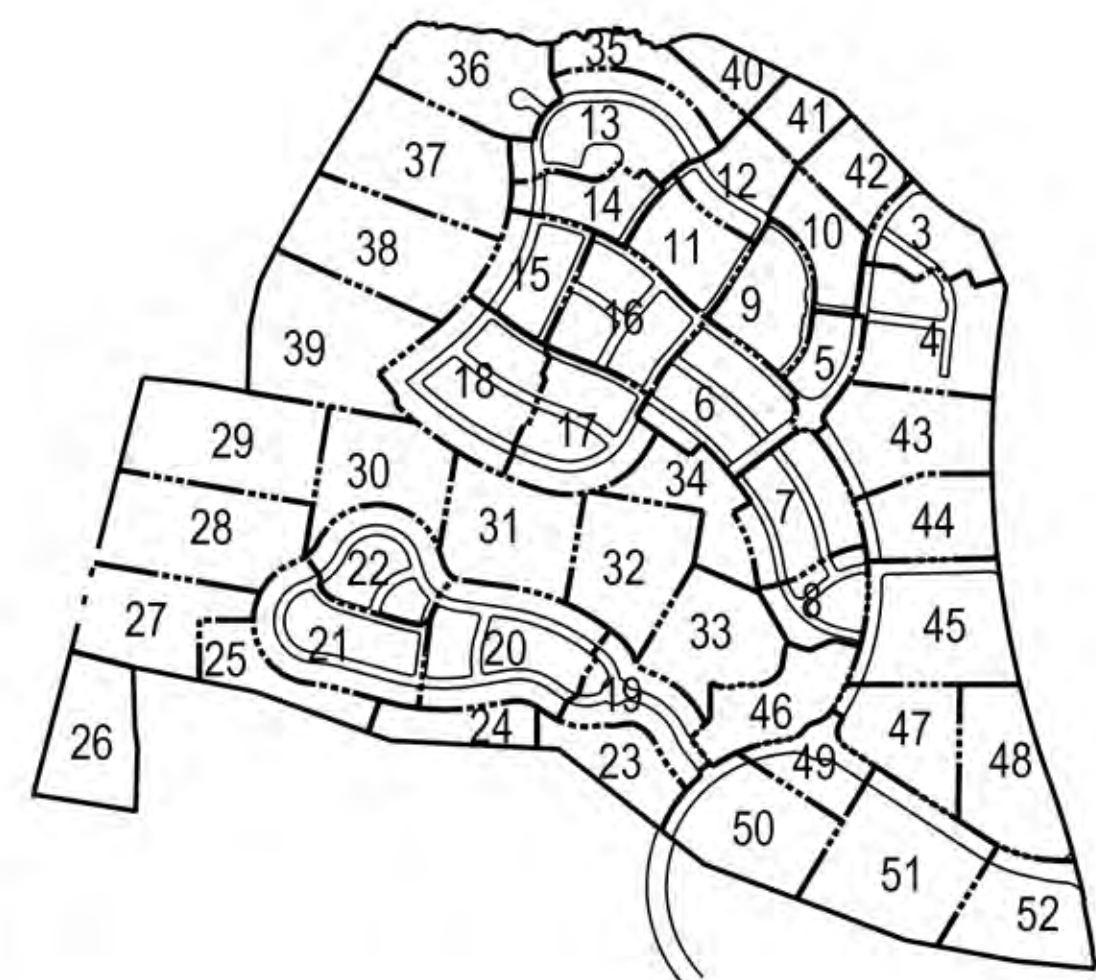
T28
SHEET 28 OF 52

DATE July 25, 2022 Mike Patrolis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
DATE 10/05/07 6/07/07 4/27/06 1/26/06	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	J-B01051 54.070-Z
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
DATE 10/24/22	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	J-B01051 54.070-Z
	1/26/06	Revised per MNCPPC Resolution	MR	
DATE JULY 2019	10/24/22	Revised per MNCPPC Resolution	MR	



MATCH - LINE (SEE SHEET 28)

MATCH - LINE (SEE SHEET 30)



KEY PLAN

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)

SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

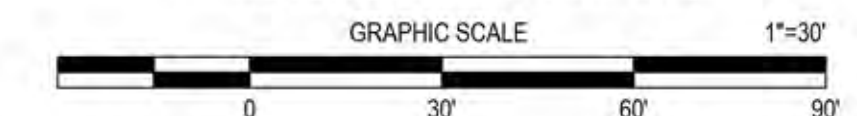
LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (SB)
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (WB)
- EX. FLOODPLAIN
- PSWARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- WOODLAND REFORESTATION
- CLEARING WITHIN FLOODPLAIN
- TEMPORARY TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (60' DBH OR GREATER)
- 65 DBA/LIN NOISE CONTOUR (MITIGATED)
- GROUND LEVEL 65 DBA/LIN (UNMITIGATED)
- GROUND LEVEL 70 DBA/LIN (UNMITIGATED)
- MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet 12)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRP #	Reason for Revision
00 K. SHOLLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05		DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



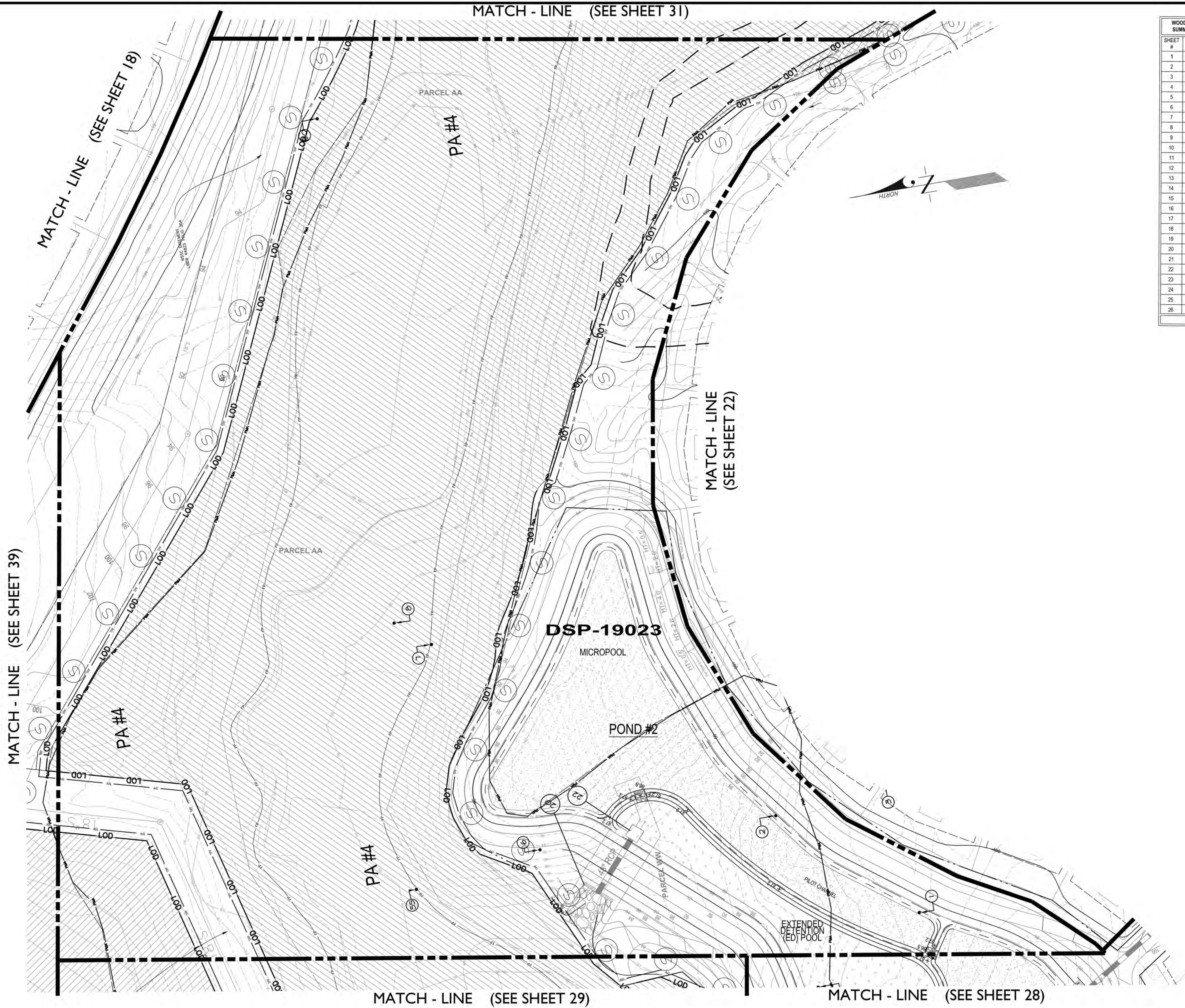
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TCP NO: TSP-06-05-07
SUBMITTER: APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 2, 2022
SIGNATURE APPROVAL DATE:
Jill Kosack
Date: 10/23/21 11:04
143213 04/07
Kosack Associates

T29

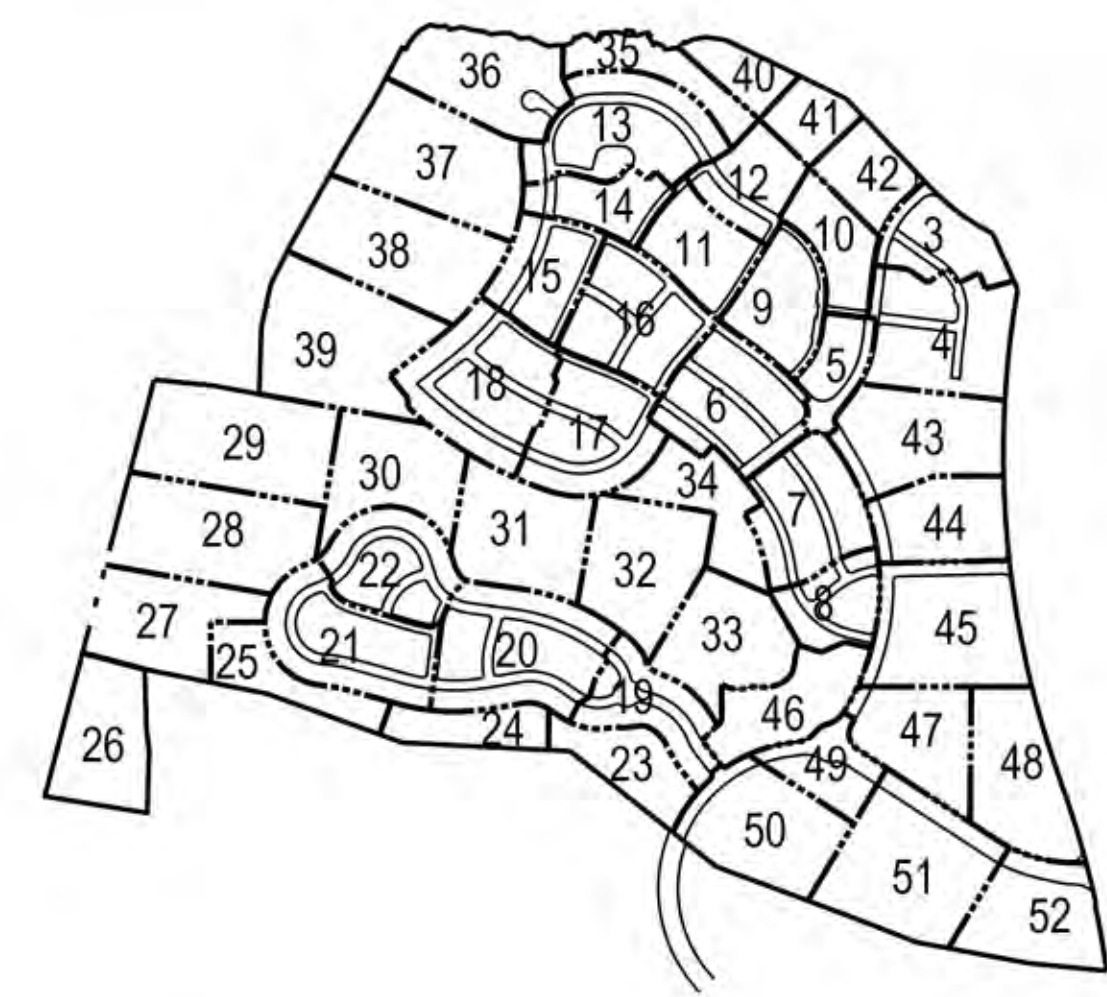
SHEET 29 OF 52

DATE July 25, 2022 Mike Petrolis Qualified Professional COMAR 08.19.06.01	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06 DATE	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODBONE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. TELEPHONE (301) 430-2000 J-B01051 54.071-Z
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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
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7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	



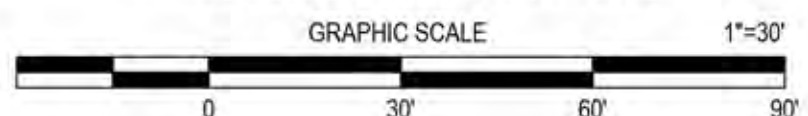
LEGEND

- EX CONTOUR
- PROP. CONTOUR
- EX TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- WOODLAND REFORESTATION
- CLEARING WITHIN FLOODPLAIN
- TEMPORARY TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (10" DBH OR GREATER)
- 65 DBA LON NOISE CONTOUR (MITIGATED)
- GROUND LEVEL 65 DBA LON (UNMITIGATED)
- GROUND LEVEL 70 DBA LON (UNMITIGATED)
- MAINTENANCE CLAY EXIST (NOTE: NO MITIGATION 1:3 SAFETY FACTOR LINE EXISTS ON THIS SITE)

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Koa		DSP-19023-02	REVISED FOR DSP-19023-02

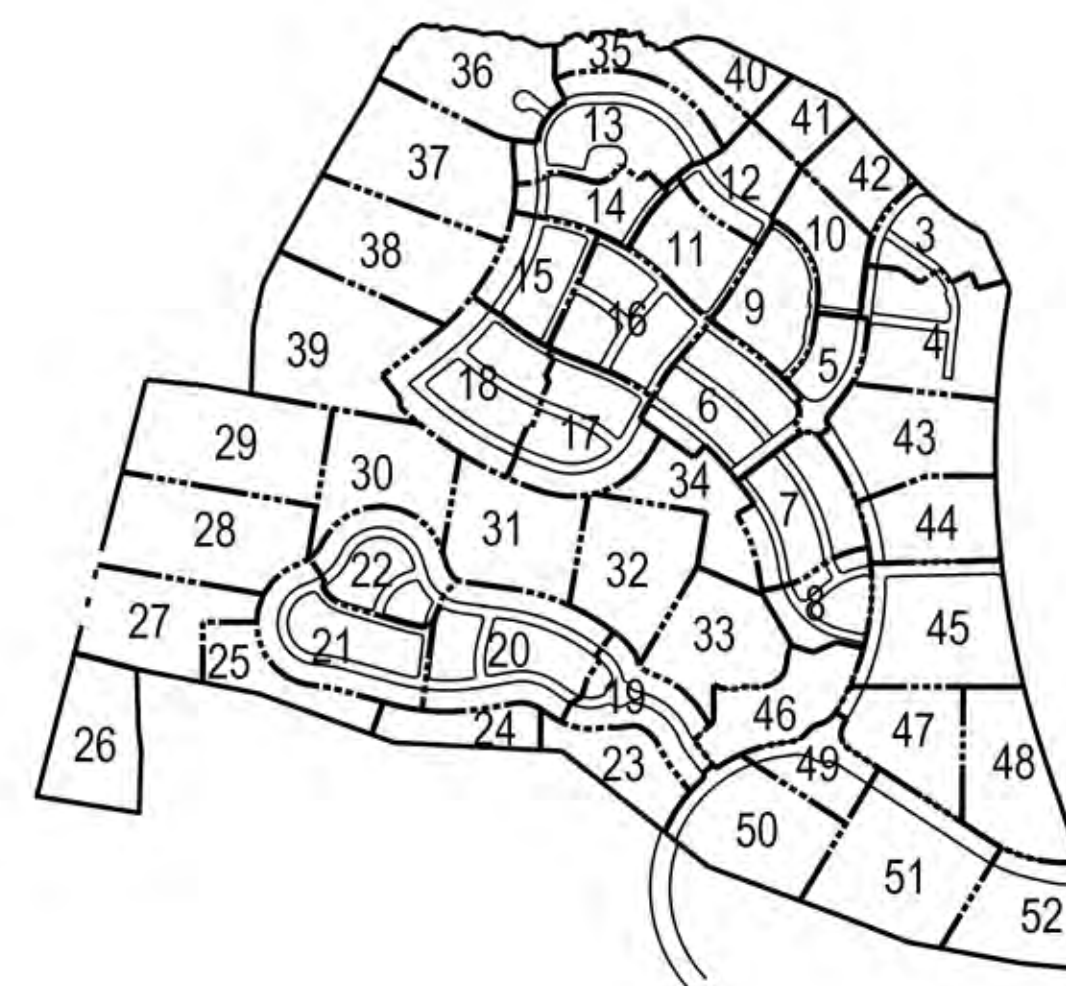
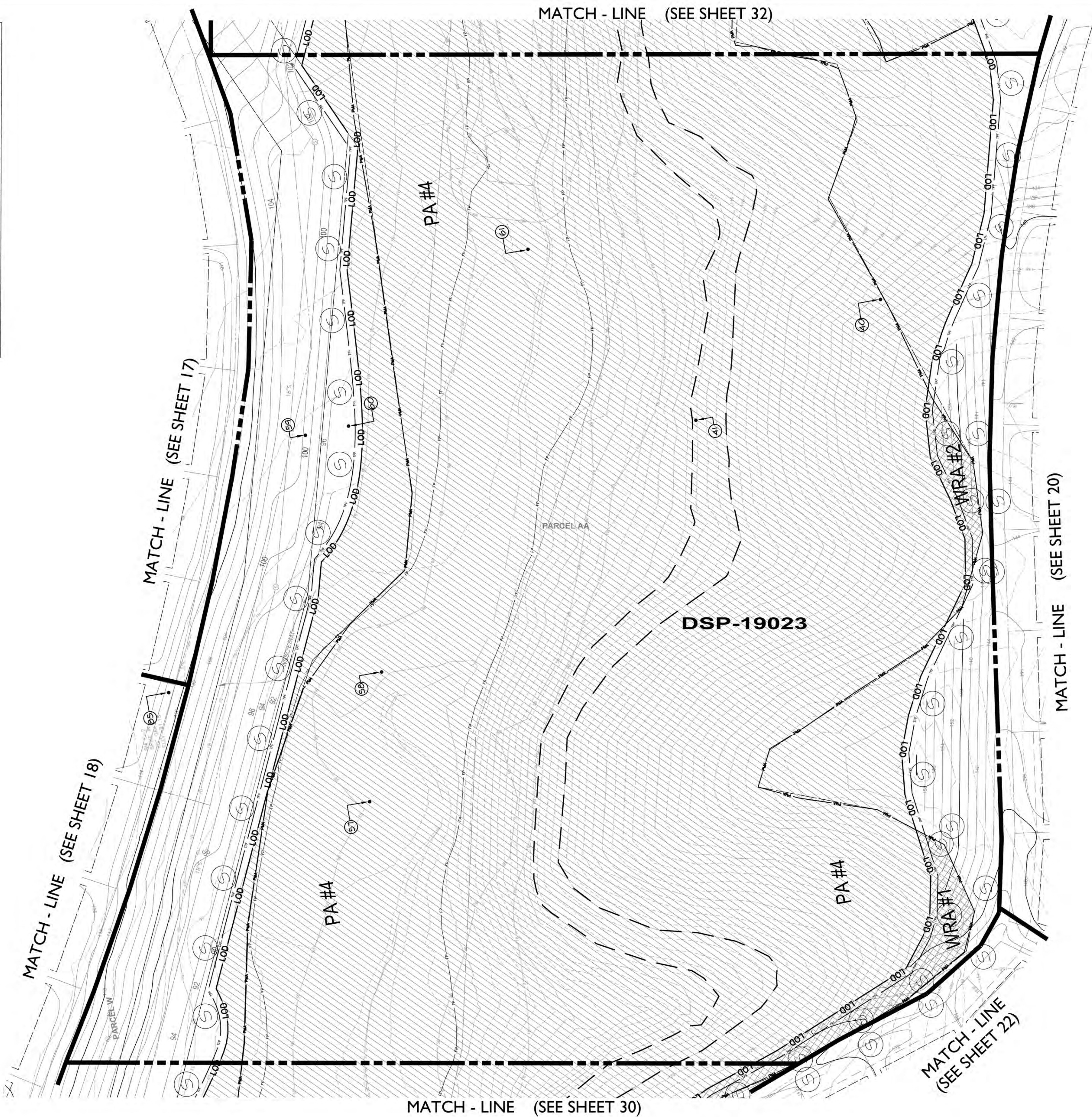
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T30
SHEET 30 OF 52

July 25, 2022 DATE MAG Mike Petrolis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	TELEPHONE (301) 430-2000
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
DATE	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	REVISIONS DESCRIPTION
	1/26/06	Revised per MNCPPC Resolution	MR	DATE: JULY 2019
	DATE	REVISIONS DESCRIPTION	BY	54.072-Z
	DATE	REVISIONS DESCRIPTION	BY	

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.5
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.1	



KEY PLAN

LEGEND

EX. CONTOUR
PROP. CONTOUR

EX. TREE LINE

LOD

PROPERTY BOUNDARY

WATERS OF THE U.S.
STREAM BUFFER (50')

NONTIDAL WETLAND
EX. WETLAND BUFFER (25')

EX. FLOODPLAIN

PRIMARY MANAGEMENT
AREA (PMA)

WOODLAND PRESERVATION

WOODLAND REFORESTATION

CLEARING WITH FLOODPLAIN

TEMPORARY TREE
PROTECTION FENCE

TREE PROTECTION SIGNAGE

SPECIMEN TREE
(OF 10" DBH OR GREATER)

65 DBA L/N NOISE CONTOUR
(UNLIMITED)

GROUND LEVEL, 65 DBA L/N
(UNLIMITED)

GROUND LEVEL, 70 DBA L/N
(UNLIMITED)

MARS BOARD PLAC EXTANT
NOTE: WE NOT NOTATED IS SAFETY FACTOR
LINE EXISTS ON THIS SITE)

200'

LOD

SG

WL

WB

FP

PMA

TPF

65 DBA L/N NOISE CONTOUR (UNLIMITED)

GROUND LEVEL, 65 DBA L/N (UNLIMITED)

GROUND LEVEL, 70 DBA L/N (UNLIMITED)

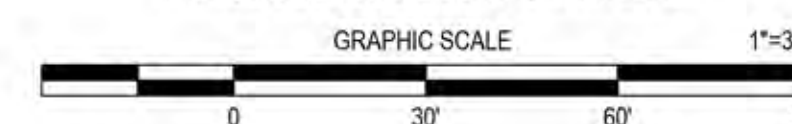
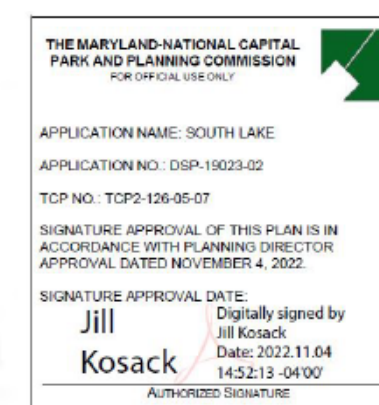
MARS BOARD PLAC EXTANT

NOTE: WE NOT NOTATED IS SAFETY FACTOR LINE EXISTS ON THIS SITE)



NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of TPD's should be flagged and staked in the field. (see general note 5 on sheet 12)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCF 2-126-05				
Approved by	Date	DRD #	Reason for Revision.	
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE	
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE	
02 K. FINCH	1-14-20	DSP-15042-02	ROUGH GRADING & INFRASTRUCTURE	
03 K. FINCH	03-09-20	DSP-15042-03	REVISED FOR DSP-15023	
04 K. FINCH	4-09-21	DSP-15042-01	REVISED FOR DSP-15023-01	
05		DSP-19021	REVISED FOR DSP-19021	
06		DSP-21002	REVISED FOR DSP-21002	
07 <i>K. FINCH</i>	10/24/22	DSP-19022-02	REVISED FOR DSP-19022-02	

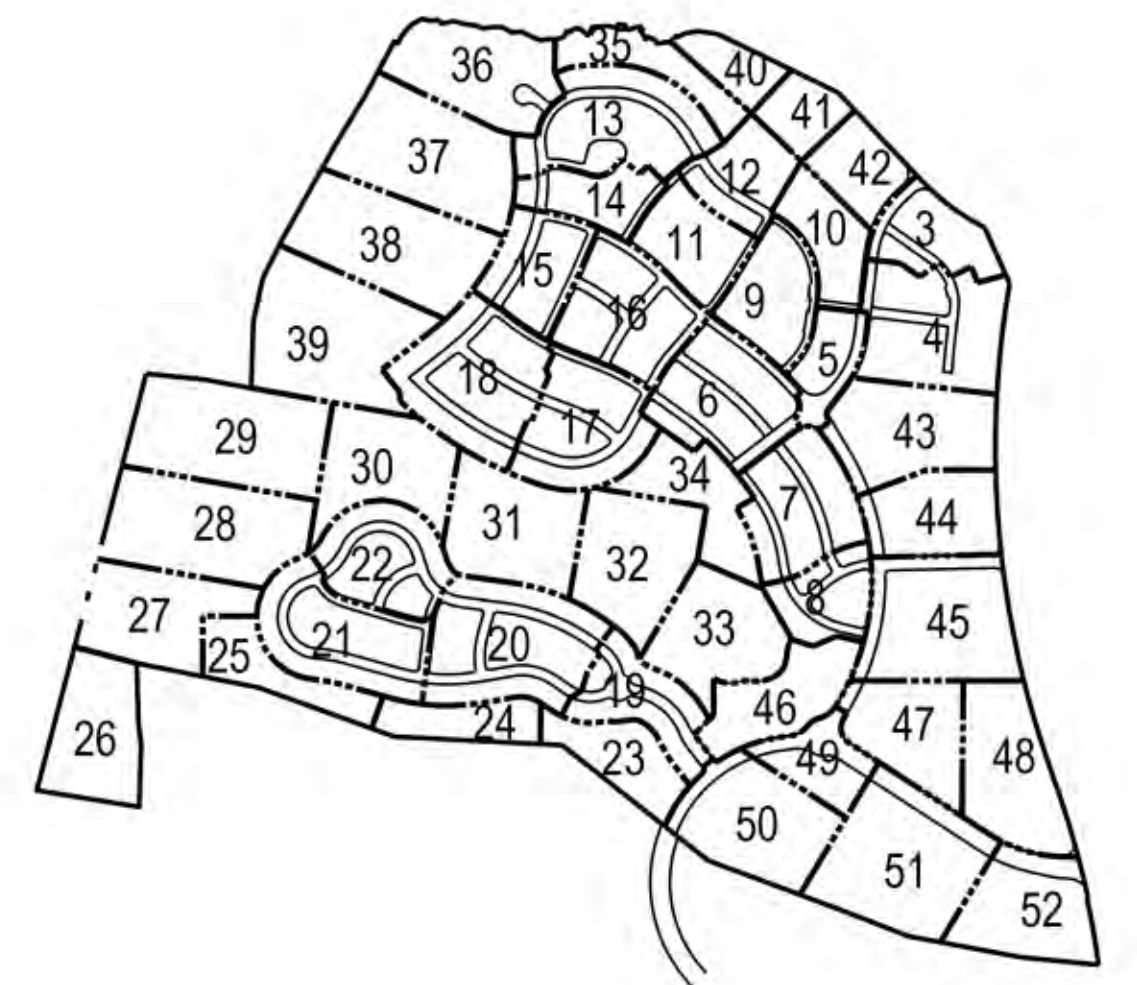
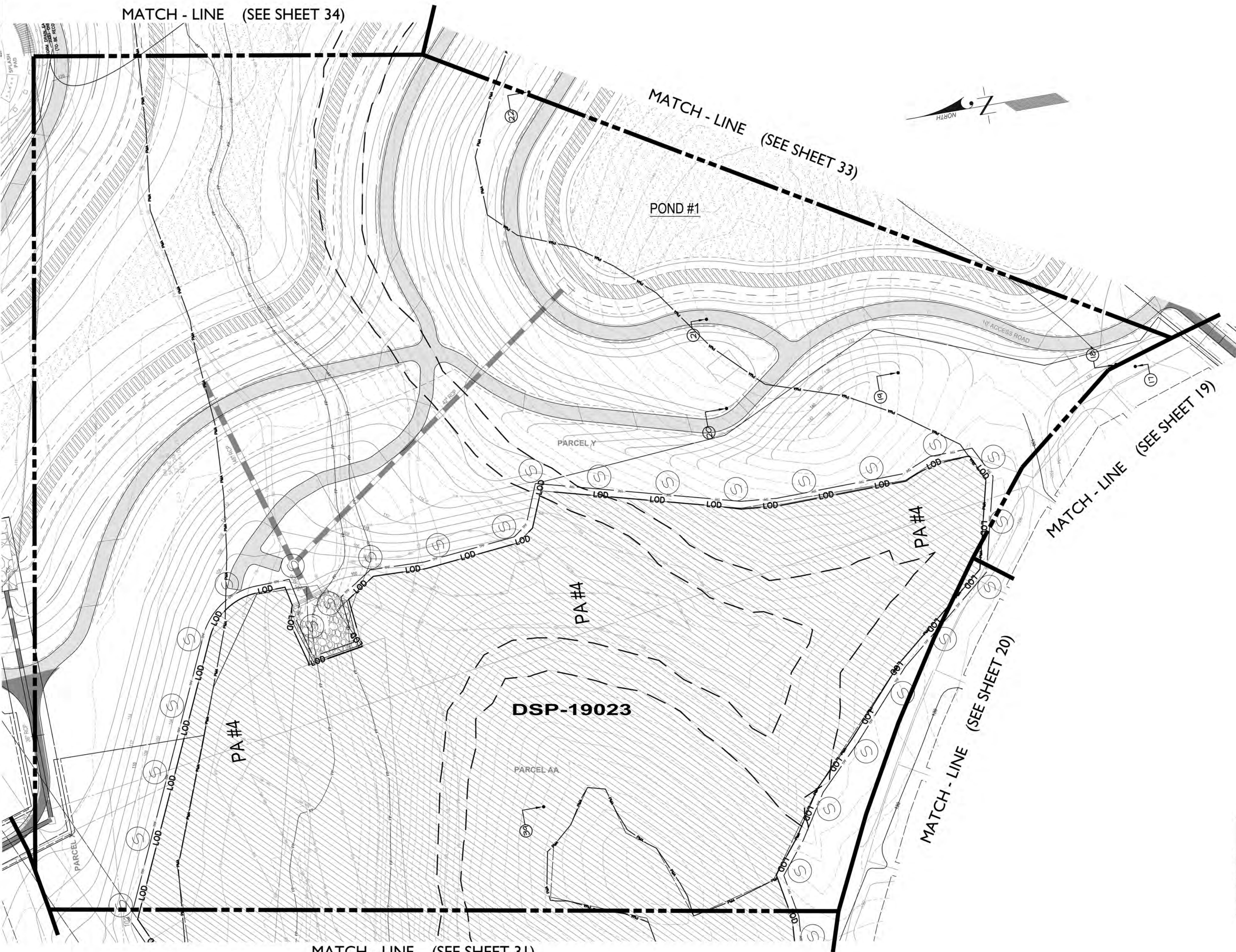
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T31
SHEET 31 OF 52

July 25, 2022	7/28/19	Revised per DSP-19023	CEO	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20716
DATE	11/12/17	Revised per DSP-05042-02	PJM	 BEN EBY ASSOCIATES, INC. Engineers / Surveyors / Planners
	10/05/07	Revised per MNCPFC EFS Comments dated 10/04/07	KCM	TELEPHONE (301) 430-2000
	6/07/07	Revised to include the floodplain in the net tract per HB-S88	KJM	COPYRIGHT © 2019 BEN EBY ASSOCIATES, INC.
	4/27/06	Revised per MNCPFC Enr. Planning meeting on 4/27/06	CEG MP	DESIGNED BY: MP J-B01051
Mike Petrakis Qualified Professional COMAR 08.19.06.01	12/06/06	Revised per MNCPFC Resolution	BR	DRAWN BY: CEG DATE: JULY 1/20/22 SCALE: 1"=30'
	DATE	REVISIONS DESCRIPTION	BY	CHECK NO. 54.073-Z

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13



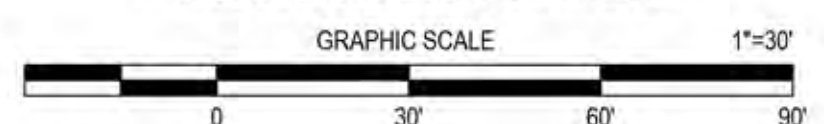
LEGEND

EX. CONTOUR	
PROP. CONTOUR	
EX. TREELINE	
LOD	
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
EX. FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	
TREE PROTECTION SIGNAGE	
SPECIMEN TREE (5" DBH OR GREATER)	
65 dBA LCN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 dBA LCN (UNMITIGATED)	
GROUND LEVEL 70 dBA LCN (UNMITIGATED)	
MARLBORO CLAY EXTENT (NOTE: NO MITIGATION IS SAFETY FACTOR LINE EXISTS ON THIS SITE)	

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)


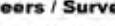
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

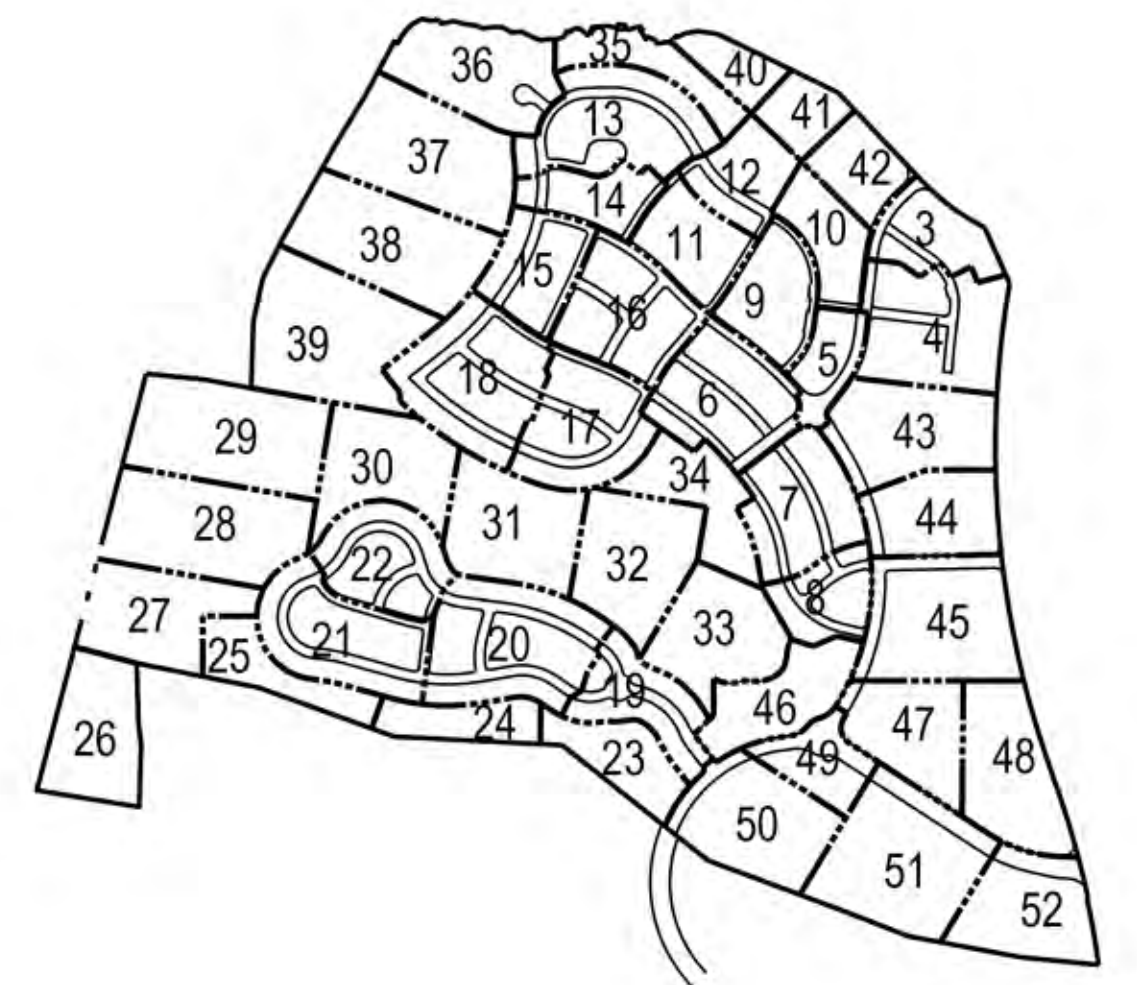


THE MARYLAND-NATIONAL CAPITAL
PLANNING AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TOTAL: TPD 08-01
SIGNATURE APPROVAL OF THIS PLAN IS BY
APPROVAL DATED NOVEMBER 4, 2022
SIGNATURE APPROVAL DATE: 11/04/22
JULI Kosack
DATE: 2022.11.04
ALSO SEE: 14212-041907
ALSO SEE: 14212-041907

T32
SHEET 32 OF 52

<div>July 25, 2022</div> <div>DATE</div> <div>MAG</div> <div>Mike Petrakis Qualified Professional COMAR 08.19.06.01</div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	 BEN DYER ASSOCIATES, INC. COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG DESIGNED BY MP REVISIONS DESCRIPTION
1/26/06	Revised per MNCPPC Resolution	MR	1"=30'	OTHER N/A
DATE	REVISIONS DESCRIPTION			BY
			July 2019	\$4.074-Z

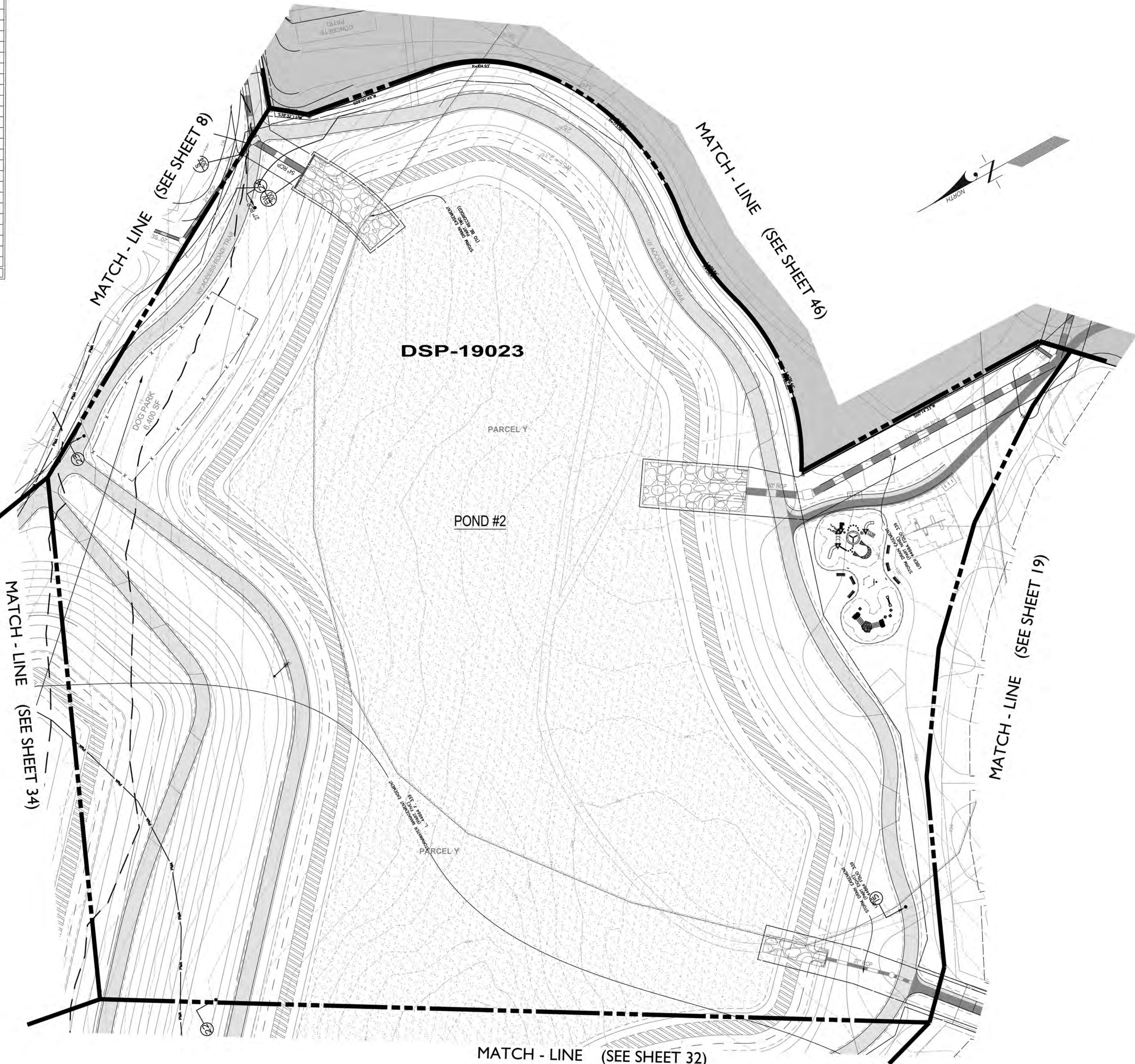
WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	



LEGEND

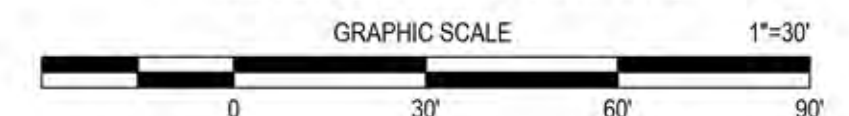
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (80')	---
NONWATER WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (8" DBH OR GREATER)	---
GROUND LEVEL 65 DBA L/DN (UNMITIGATED)	---
GROUND LEVEL 70 DBA L/DN (UNMITIGATED)	---
MARBLED CLAY EXTENT (NOTE: NO MITIGATION IS SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-19022	REVISED FOR DSP-21002
07 Mary Lea		DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T33

SHEET 33 OF 52

<div> <div>July 25, 2022</div> <div>DATE</div> <div>MAG</div> <div>Mike Petrakis</div> <div>Qualified Professional</div> <div>COMAR 08.19.06.01</div> </div>	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		TELEPHONE (301) 430-2000
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM		COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR		
1/26/06	Revised per MNCPPC Resolution	MR		
DATE	REVISIONS DESCRIPTION	BY	DATE	
JULY 2019				J-B01051
				54.075-Z

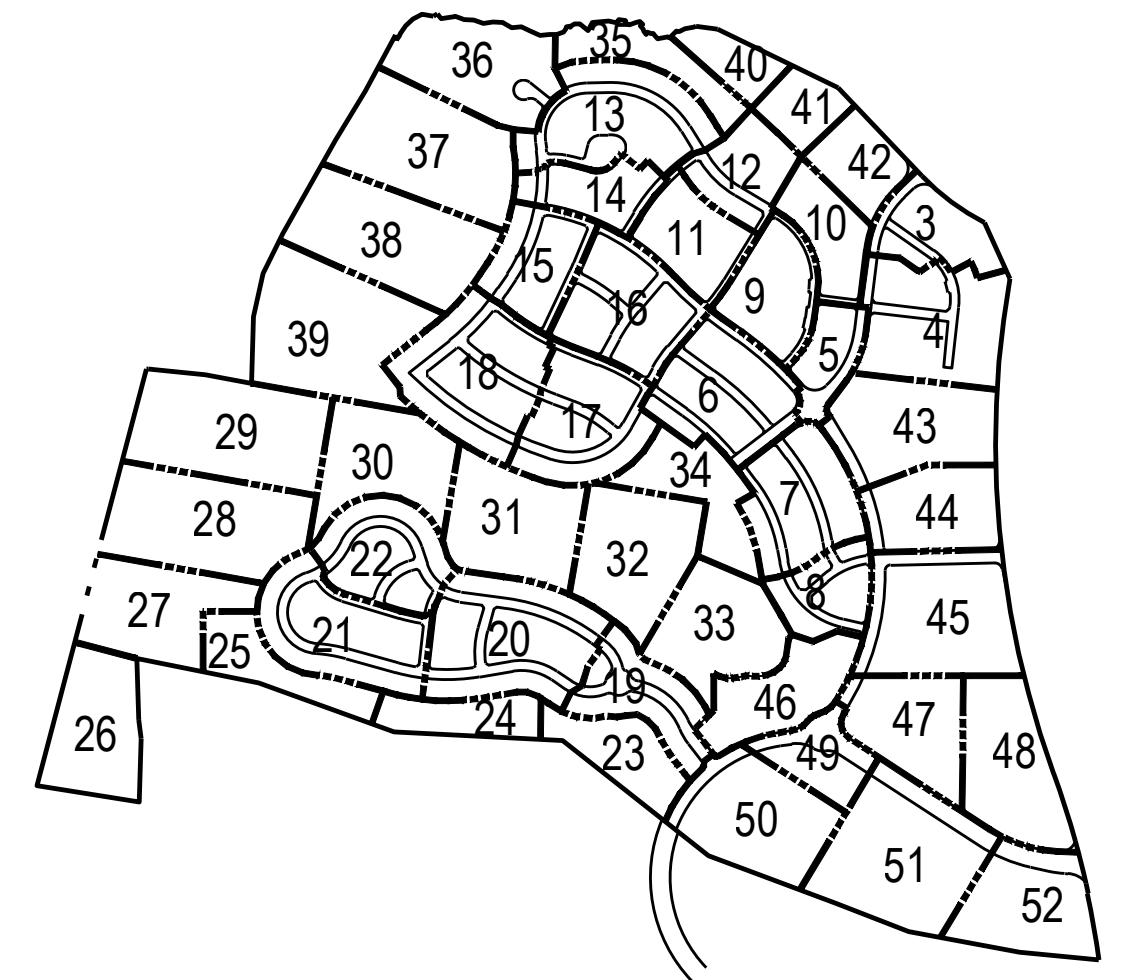
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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXIST	---
NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE	

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



KEY PLAN

MATCH - LINE (SEE SHEET 33)

MATCH - LINE (SEE SHEET 32)

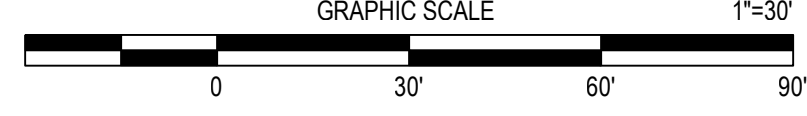
MATCH - LINE (SEE SHEET 17)

MATCH - LINE (SEE SHEET 7)

MATCH - LINE (SEE SHEET 6)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Pro	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

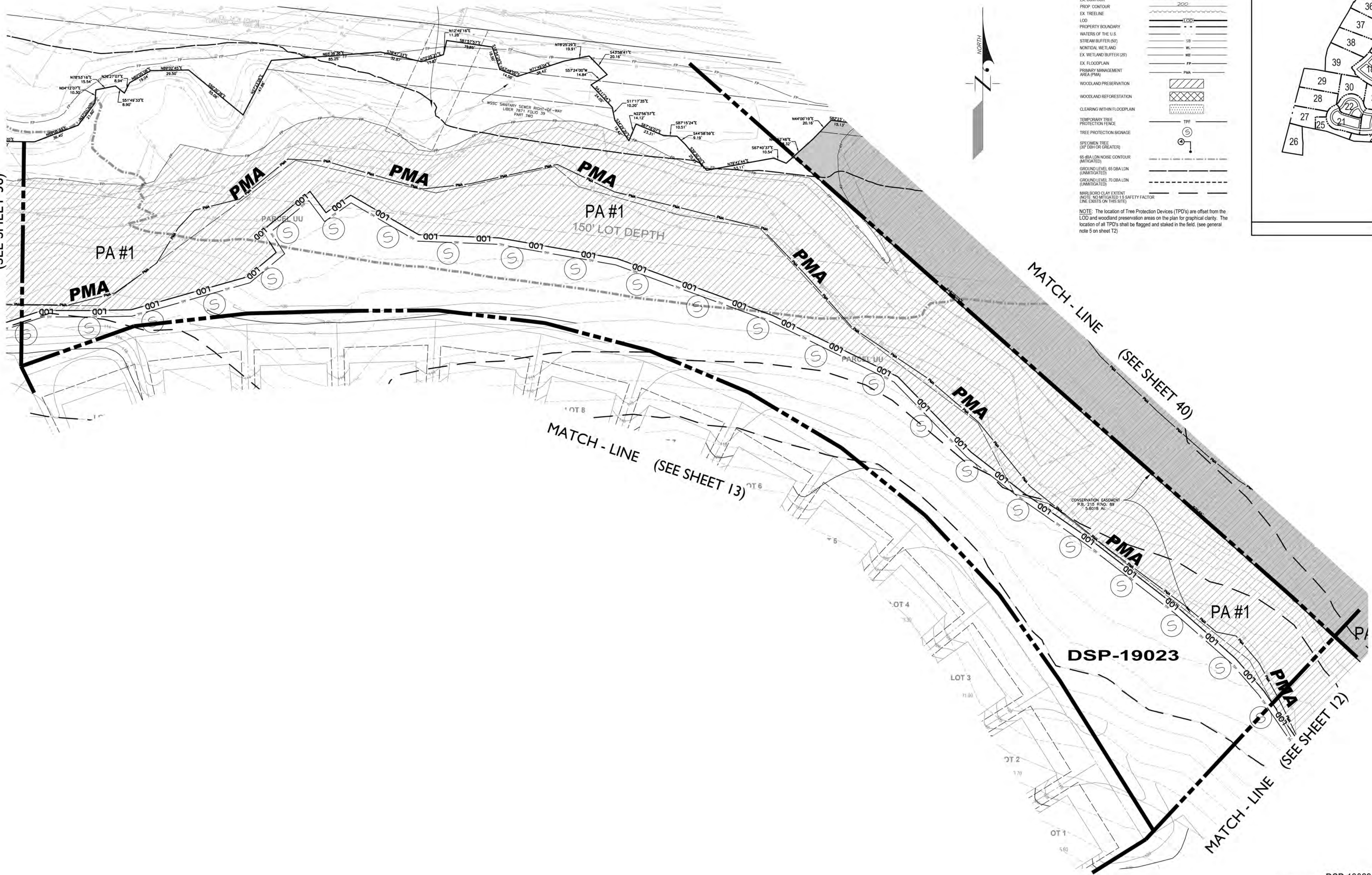


T34
SHEET 34 OF 52

July 25, 2022 DATE Mike Patrolis Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.	J-B01051
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM		
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	MP
1/26/06	Revised per MNCPPC Resolution	MR	DATE	7/25/2022
DATE	REVISIONS DESCRIPTION		BY	DATE
7/25/2022	T34 - SOUTH LAKE - TYPE II		MP	7/25/2022

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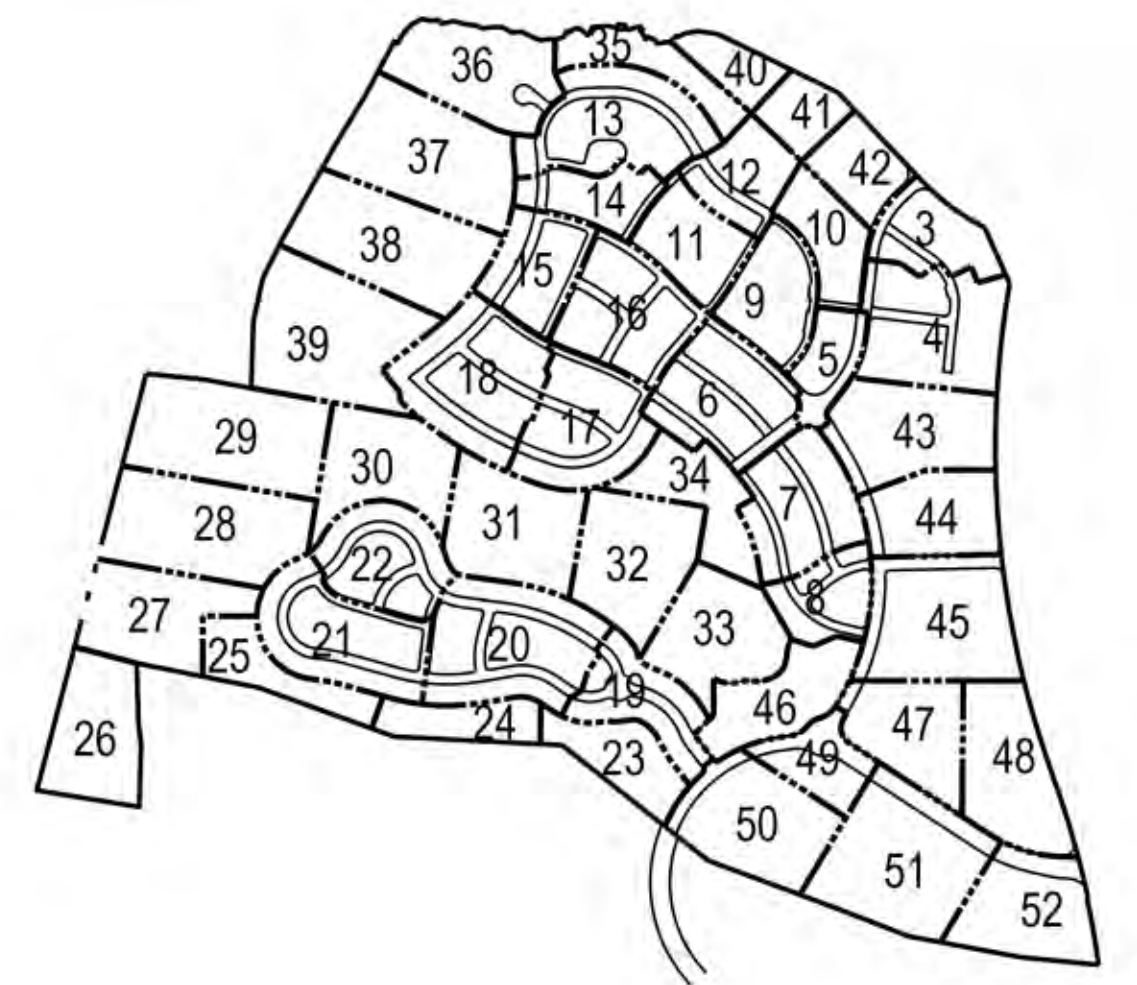
MATCH - LINE
(SEE SHEET 36)



LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REGENERATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10" DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MANURE/CLAY EXISTENCE (NOTE: NOT MITIGATED 15% SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



KEY PLAN

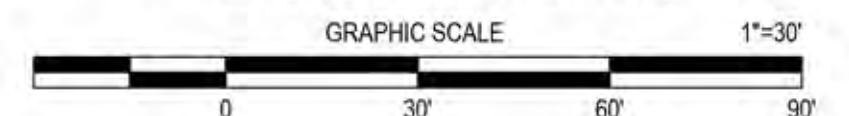
WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.69
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

MATCH - LINE
(SEE SHEET 13)

MATCH - LINE
(SEE SHEET 40)

MATCH - LINE
(SEE SHEET 12)

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



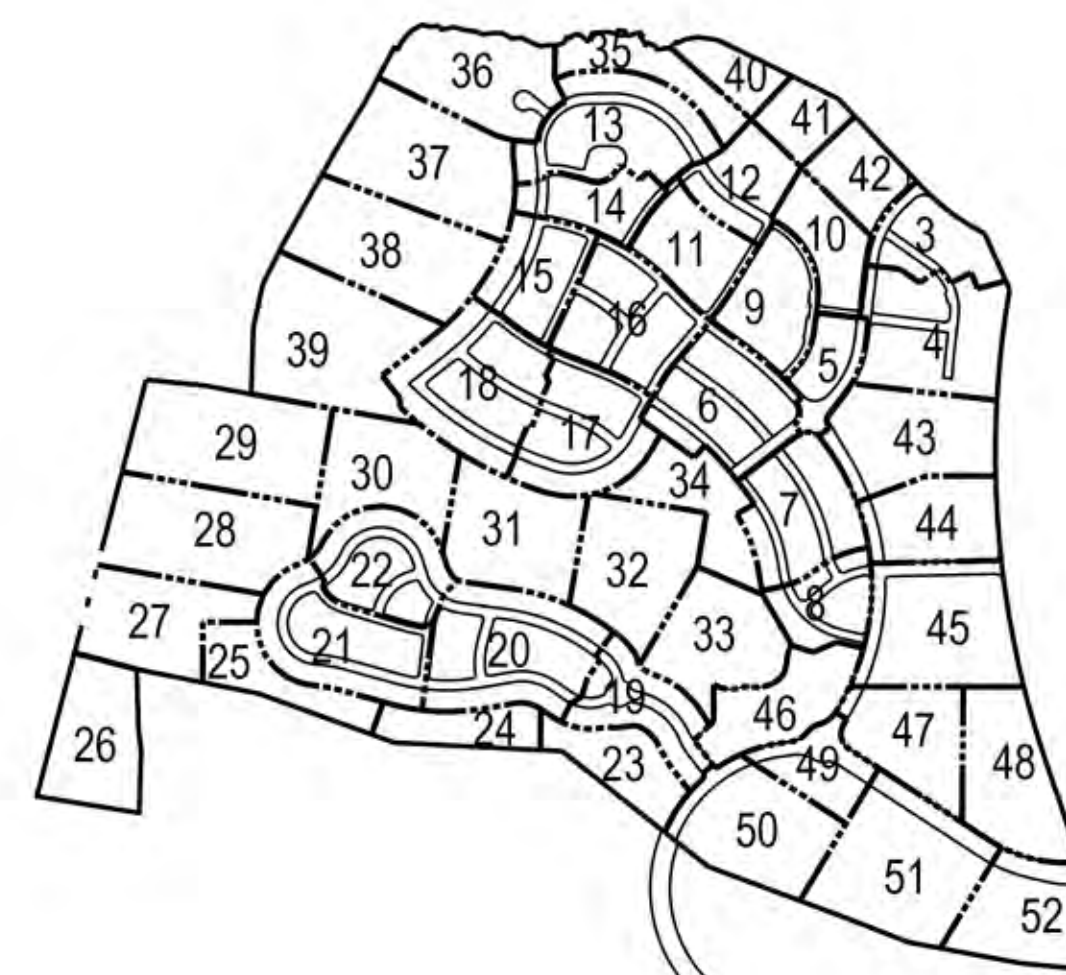
Prince George's County Planning Department, M--NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	8-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Raa	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

T35

SHEET 35 OF 52

July 25, 2022 DATE MAG	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR BY	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.077-Z
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1:\C3D-PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:12:58 AM, gshch



KEY PLAN

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
IS 65' DBH NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MAJOR ROAD CLAY EXIST	---
NOTE: NO MITIGATION 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Res	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

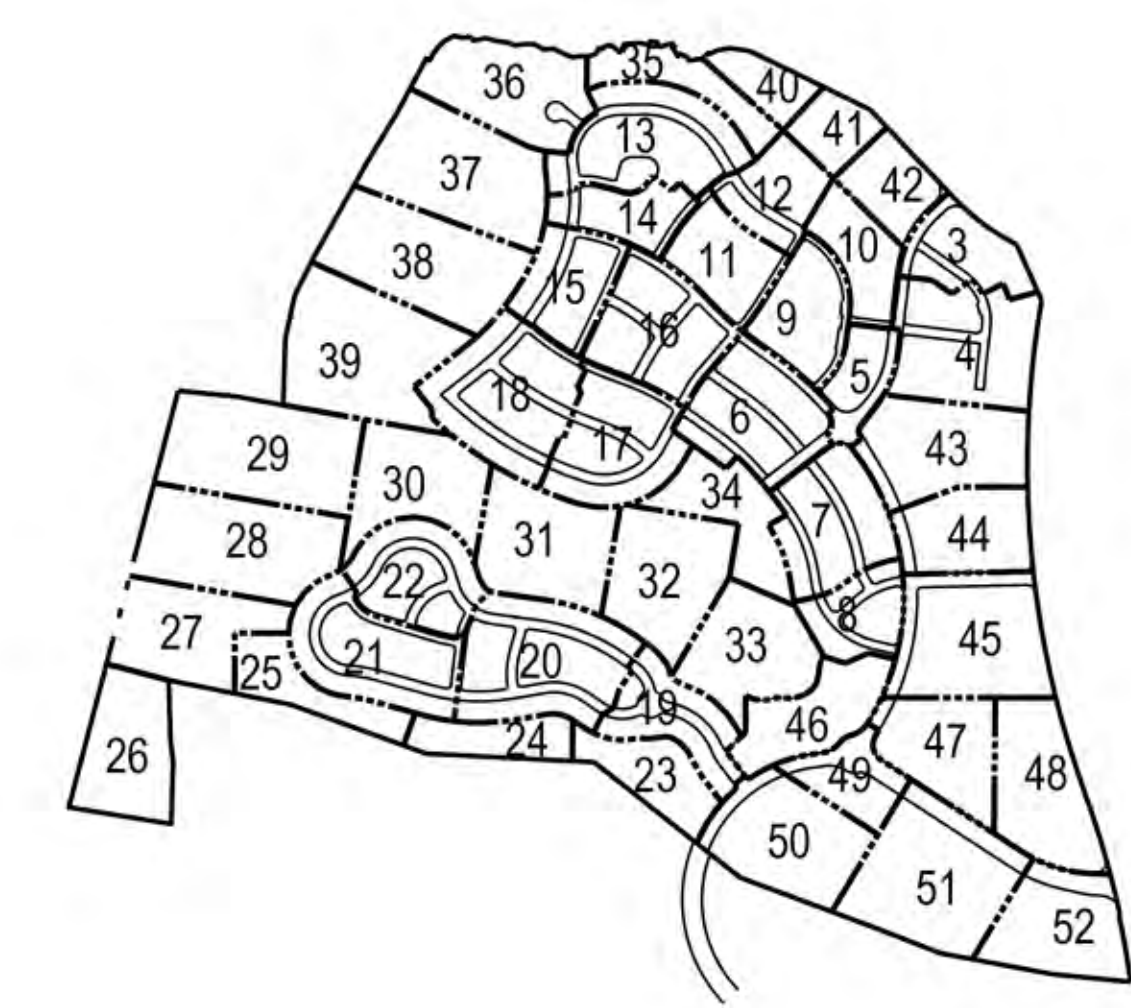
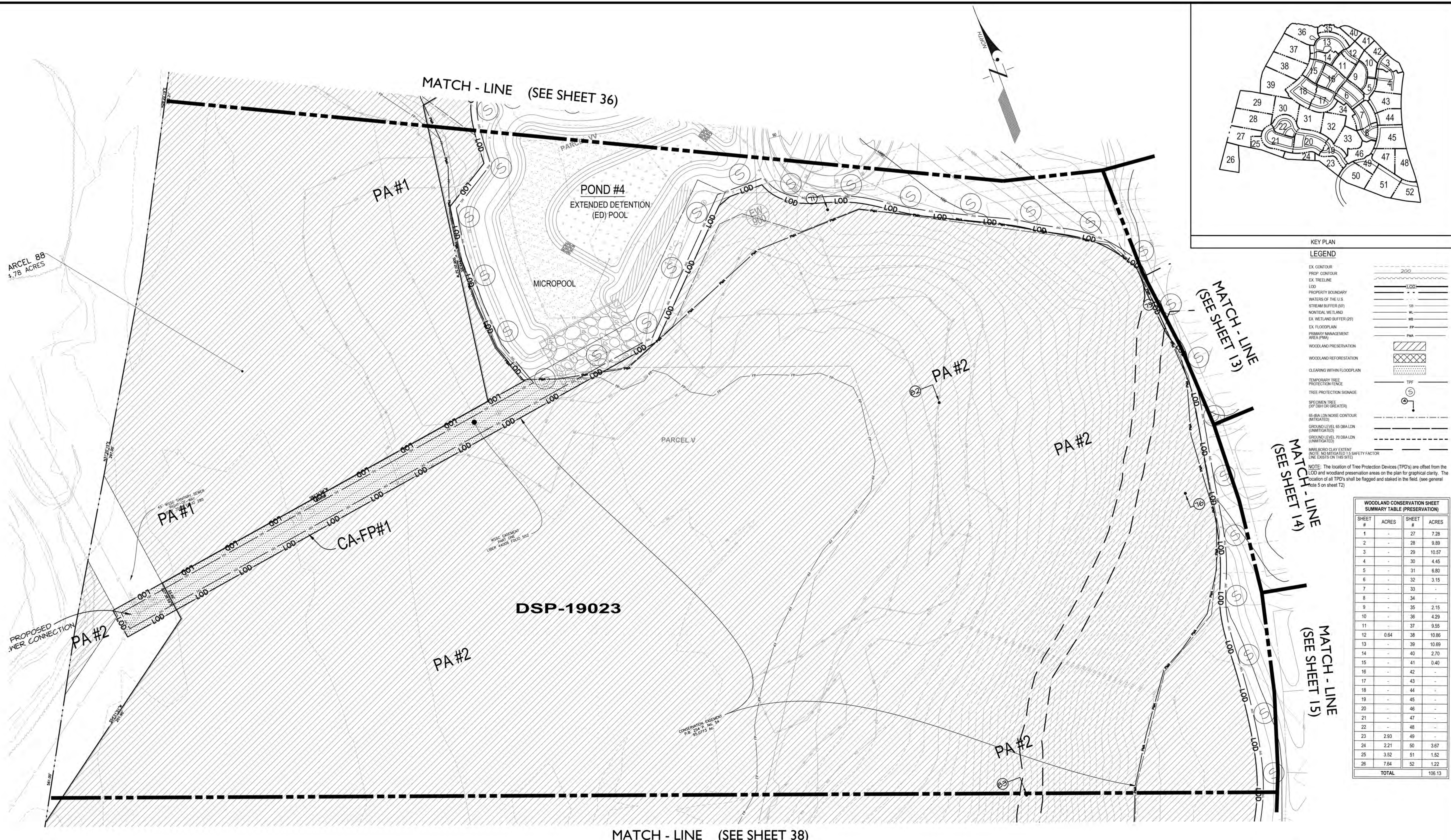
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

T36
SHEET 36 OF 52

July 25, 2022 DATE Mike Patrolis Qualified Professional COMAR 08.19.06.01		7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051
DATE 7/25/2022		REVISIONS DESCRIPTION		DATE JULY 2019
1		1	1	54.078-Z

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KEY PLAN
LEGEND

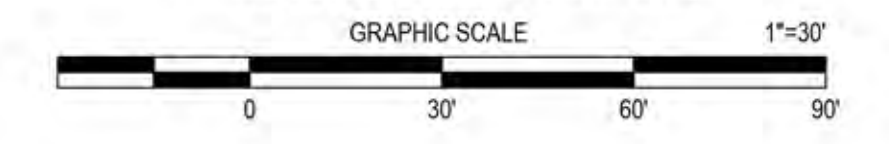
- EX CONTOUR
- PROP CONTOUR
- EX TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX WETLAND BUFFER (50')
- EX FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- WOODLAND REFORESTATION
- CLEARING WITHIN FLOODPLAIN
- TEMPORARY TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (30' DBH OR GREATER)
- 65 DBH LON NOISE CONTOUR (MITIGATED)
- GROUND LEVEL 65 DBH LON (UNMITIGATED)
- GROUND LEVEL 70 DBH LON (UNMITIGATED)
- MARLBORO CLAY EXISTING (NOTE: NOT MITIGATED) 1:5 SAFETY FACTOR LINE EXISTS ON THIS SITE

NOTE: The location of Tree Protection Devices (TPDs) is offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and stated in the field. (see general note 5 on sheet 12)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

MATCH - LINE (SEE SHEET 38)

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05		DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-23-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

T37
SHEET 37 OF 52

July 25, 2022
DATE
MAS
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

11/28/19
1/12/21
10/05/07
6/07/07
4/27/06
1/26/06

Revised per DSP-19023
Revised per DSP-05042-02
Revised per MNCPPC EPS Comments dated 10/04/07
Revised to include the floodplain in the net tract per HB-588
Revised per MNCPPC Env. Planning meeting on 4/27/06
Revised per MNCPPC Resolution

CEG
PCN
KJM
MR
MR

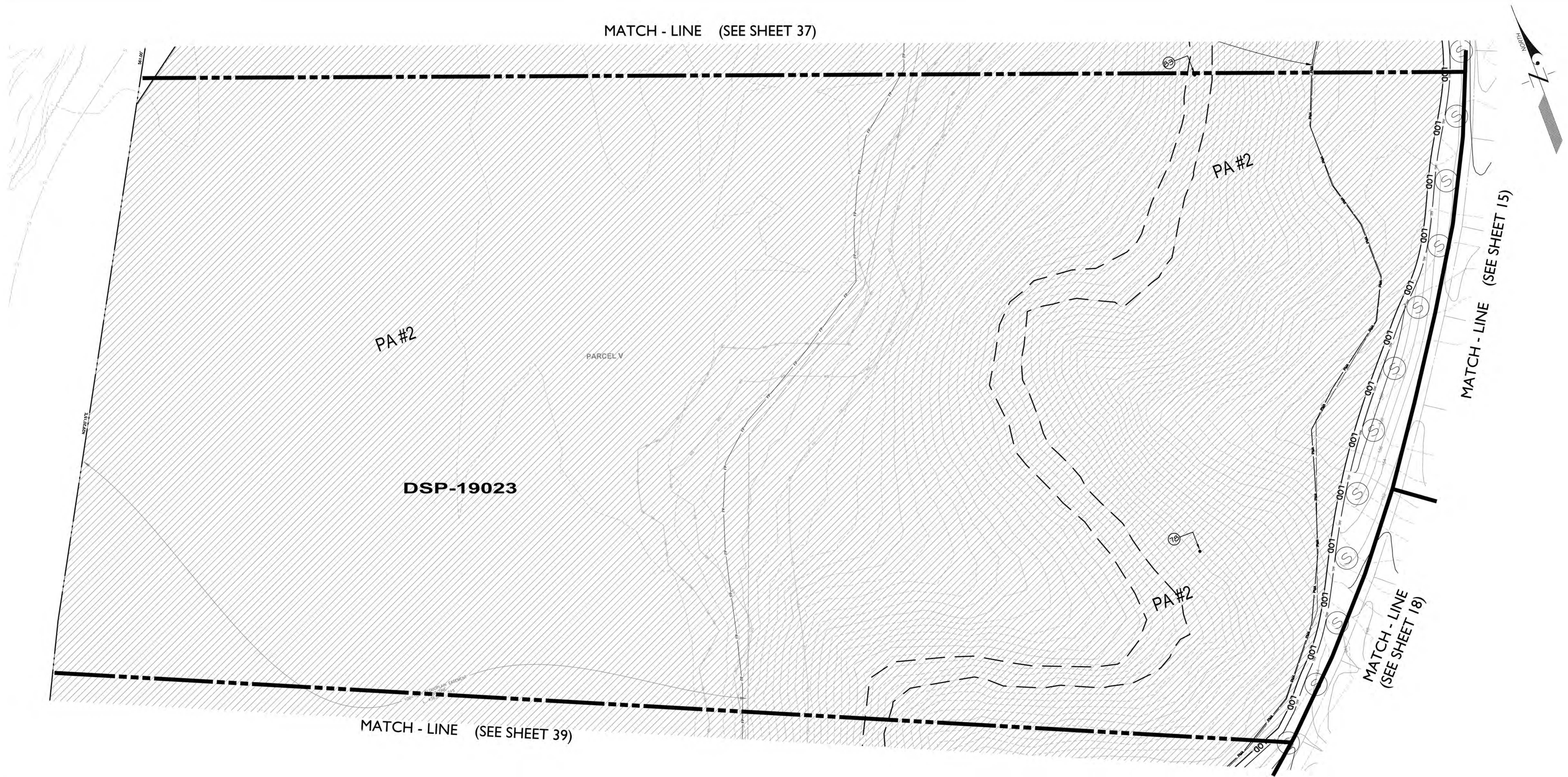
11721 WOODBURN ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
Jill Kosack
145213 0002

DATE
JULY 2019

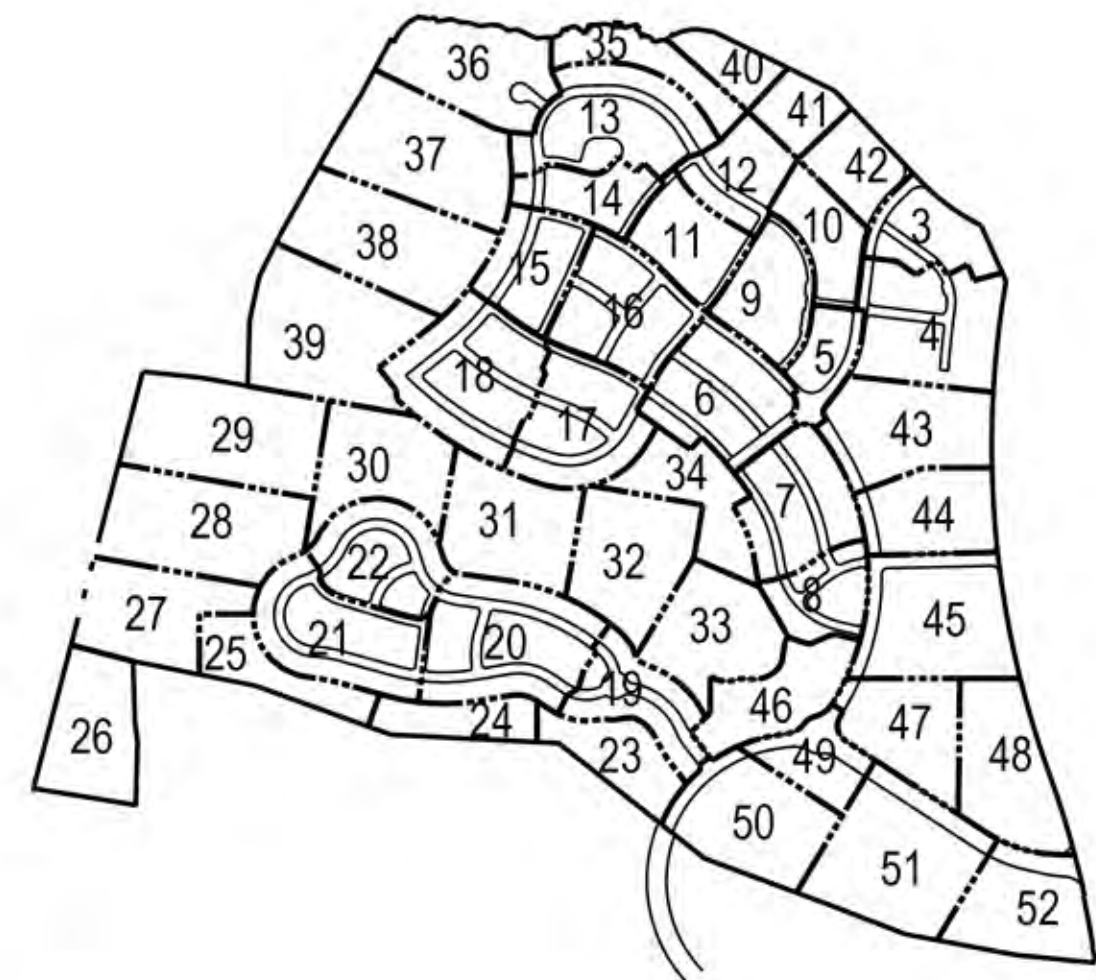
REVISIONS DESCRIPTION
BY
DATE

11721 WOODBURN ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20721
J-B01051
54.079-Z

MATCH - LINE (SEE SHEET 37)



MATCH - LINE (SEE SHEET 39)



KEY PLAN

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

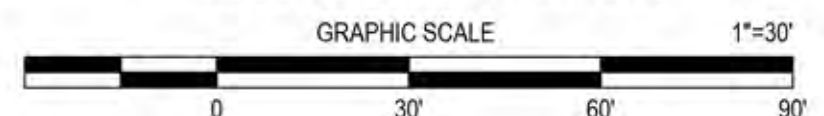
LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (80')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (20')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (DIP DBH OR GREATER)	---
65 DBA (DN NOISE CONTOUR (MITIGATED))	---
GROUND LEVEL 45 DBA (DN (UNMITIGATED))	---
GROUND LEVEL 70 DBA (DN (UNMITIGATED))	---
MAR. BORO CLAY EXIST. (NOTE: NOT MITIGATED) 15 SAFETY FACTOR (LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	ORD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05		DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rios	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

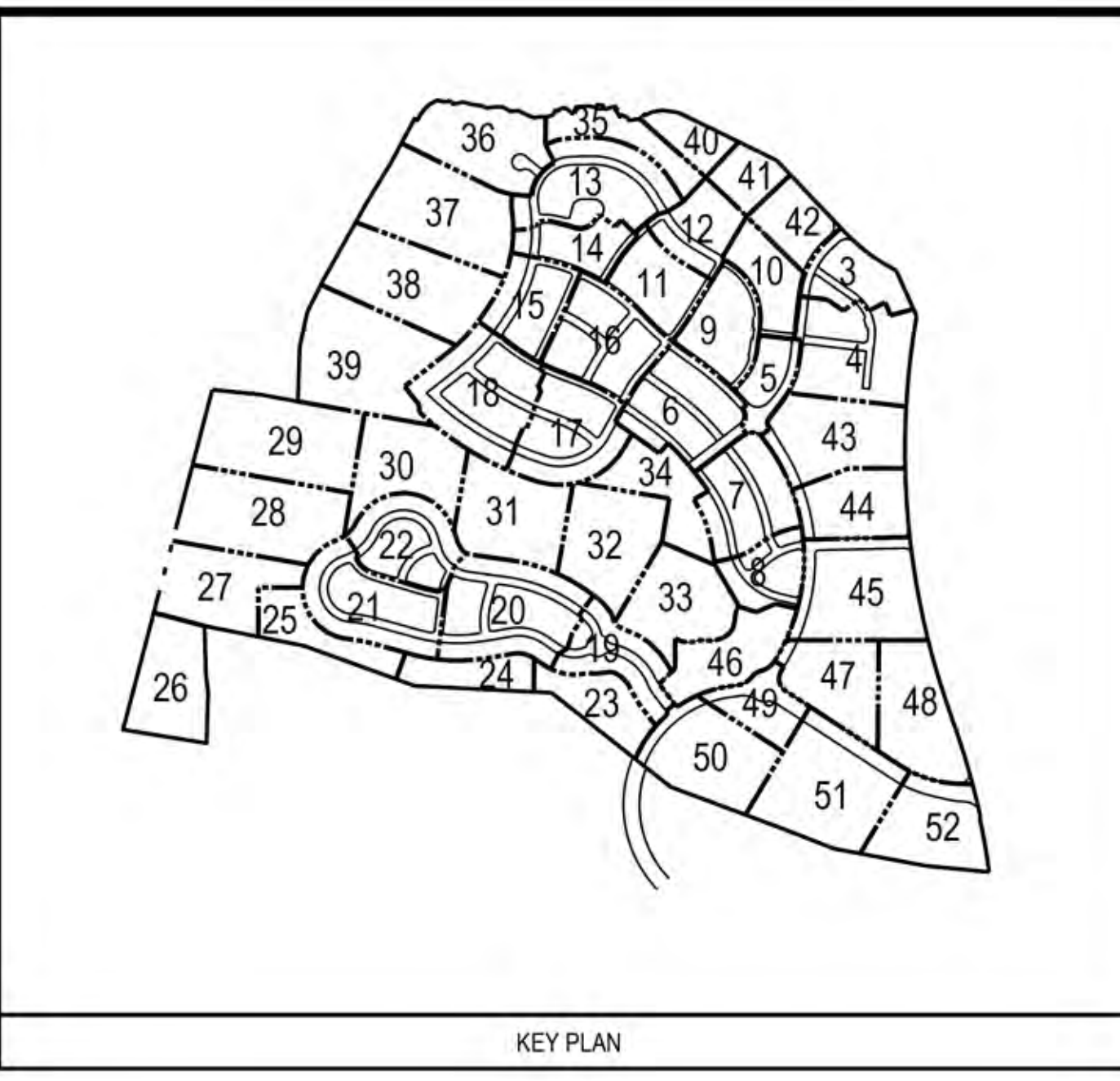
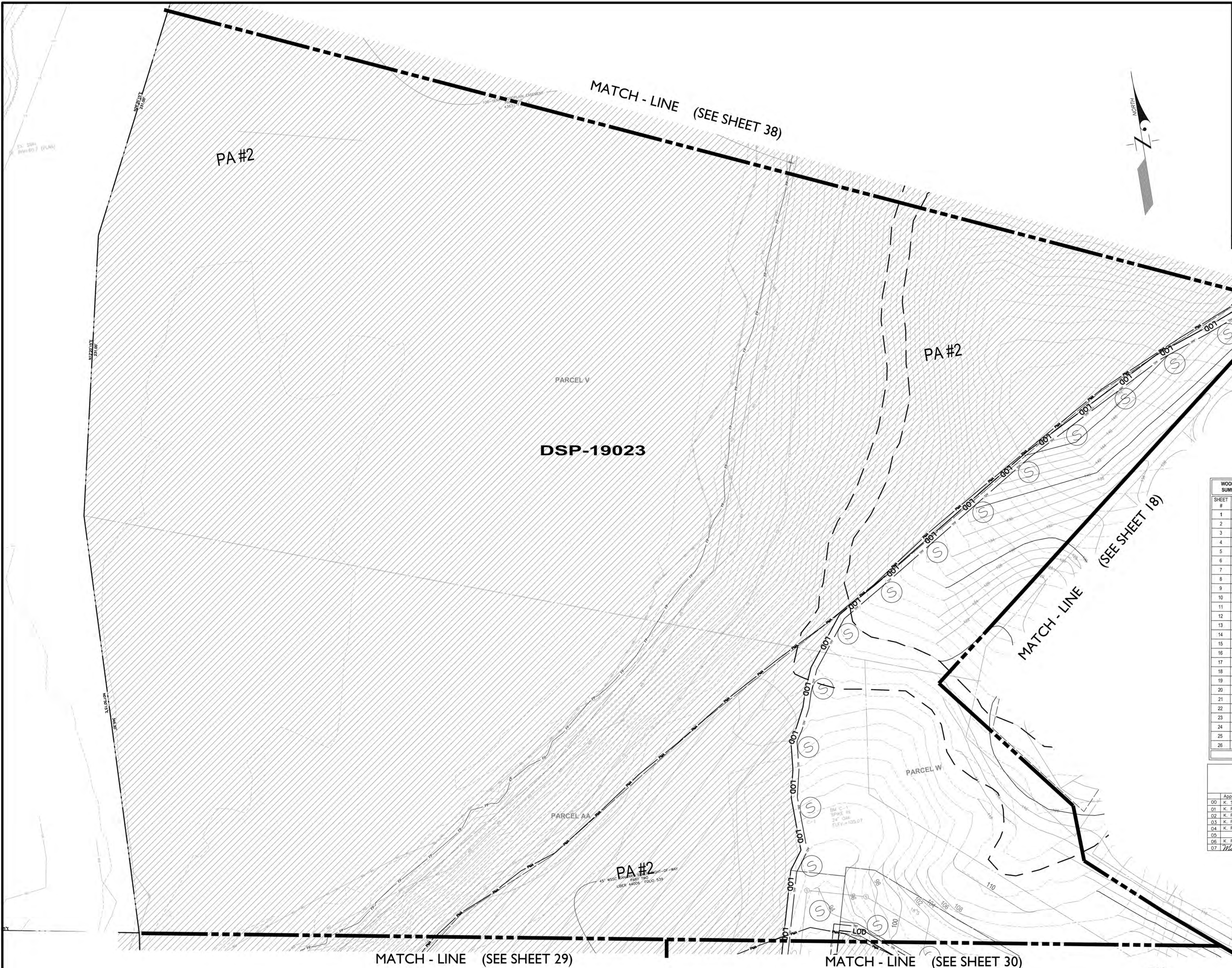


T38

SHEET 38 OF 52

DATE July 25, 2022 MAG	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM KJM MR MR	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. TELEPHONE (301) 430-2000	J-B01051 54.080-Z
Mike Petrakis Qualified Professional COMAR 08.19.06.01	DATE JULY 2019	REVISIONS DESCRIPTION	BY	DATE	

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LEGEND

EX CONTOUR	---
PROP CONTOUR	---
EX TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX WETLAND BUFFER (25')	---
EX FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10" DBH OR GREATER)	---
65 DBH LON NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBH LON (UNMITIGATED)	---
GROUND LEVEL 70 DBH LON (UNMITIGATED)	---
MADE BUILT CLAY EXTENT (NOTE: NOT MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

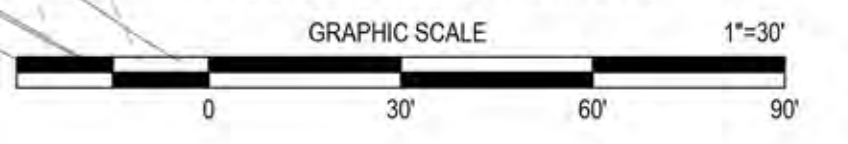
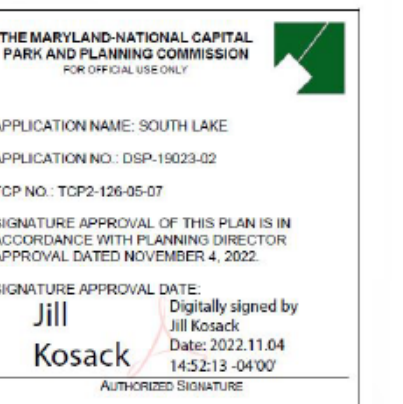
WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)

SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.87
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN - APPROVAL
TCP 2-126-05

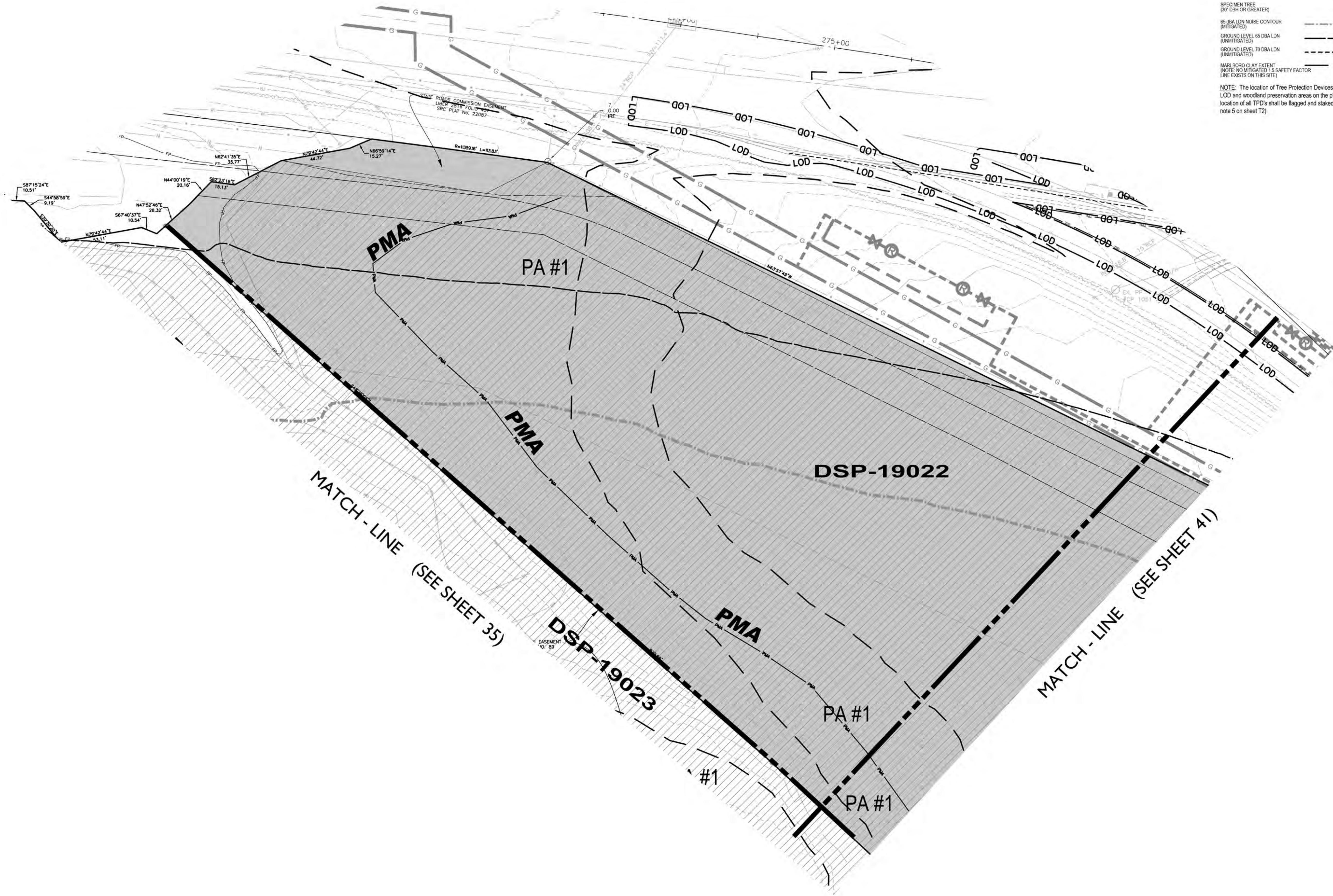
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05		DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Kea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T39
SHEET 39 OF 52

July 25, 2022 DATE <i>MAG</i> Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19 Revised per DSP-19023 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR BY	11721 WOODMOORE ROAD, SUITE 305 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. J-B01051 54.081-Z
DATE: JULY 2019			

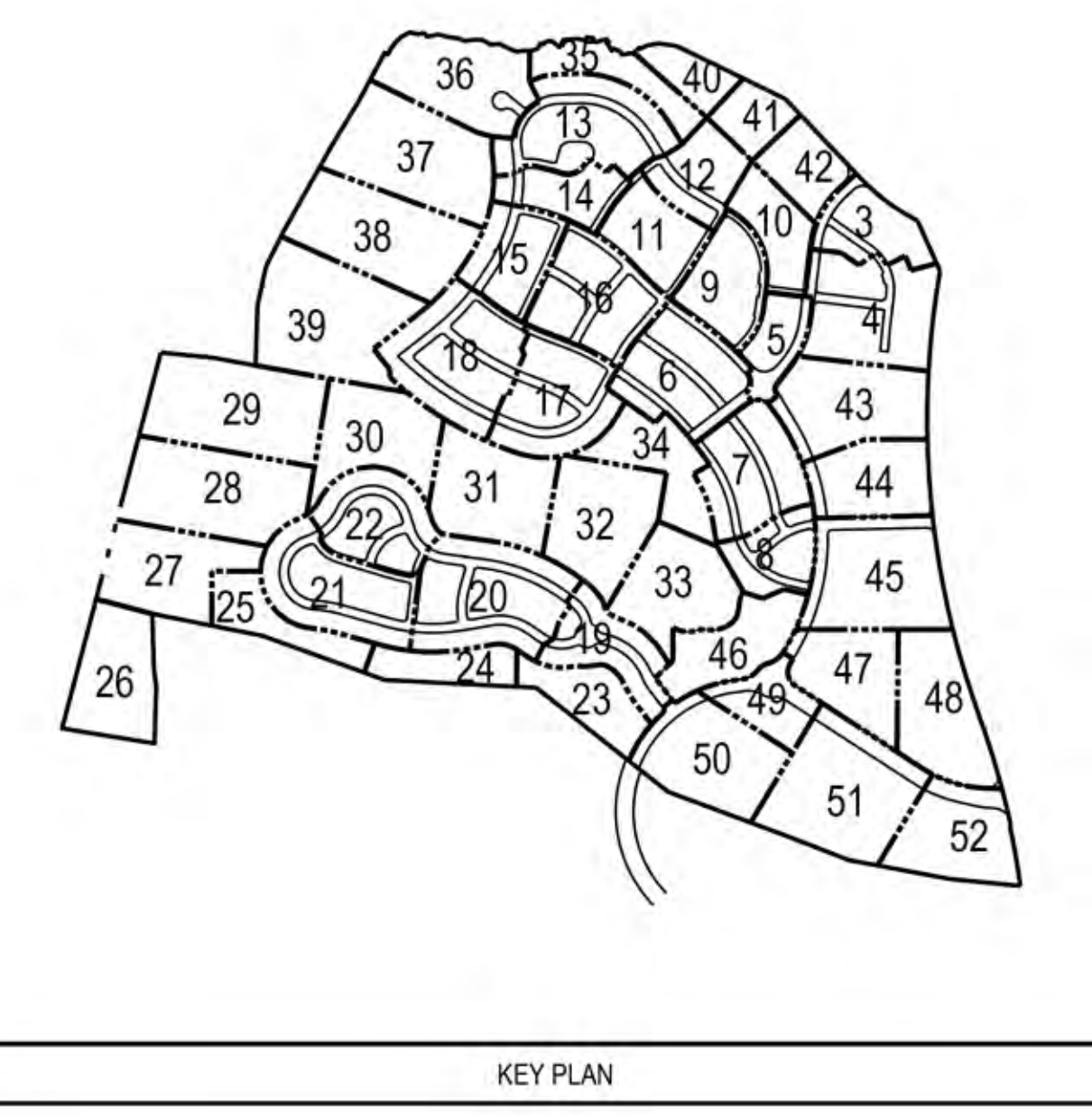


LEGEND

EX. CONTOUR
PROP. CONTOUR
EX. TREELINE
LOD
PROPERTY BOUNDARY
WATERS OF THE U.S.
STREAM BUFFER (50')
NONDESTRUCTIVE WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
PRIMARY MANAGEMENT AREA (PMA)
WOODLAND PRESERVATION
WOODLAND REFORESTATION
CLEARING WITHIN FLOODPLAIN
TEMPORARY TREE PROTECTION FENCE
TREE PROTECTION SIGNAGE
SPECIMEN TREE (37 DBH OR GREATER)
65 DBA LON NOISE CONTOUR (MITIGATED)
GROUND LEVEL 65 DBA LON (UNMITIGATED)
GROUND LEVEL 70 DBA LON (UNMITIGATED)
MARLBORO CLAY EXENT (NOTE: NO MITIGATION 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)

200
LOD
SB
WL
WB
FP
PMA
TPF

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

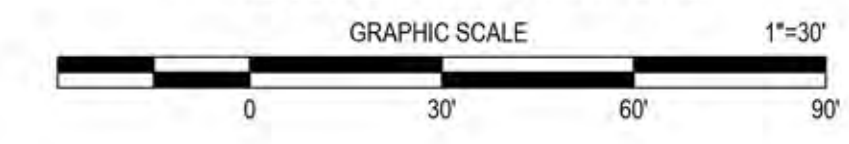


WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.87
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Lee	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
APPROVAL: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TCP NO: TCP-19023-02
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNED DEVELOPMENT
APPROVAL DATE: 10/24/22
SIGNATURE APPROVAL DATE
Jill Kosack
10/24/22
10/24/22



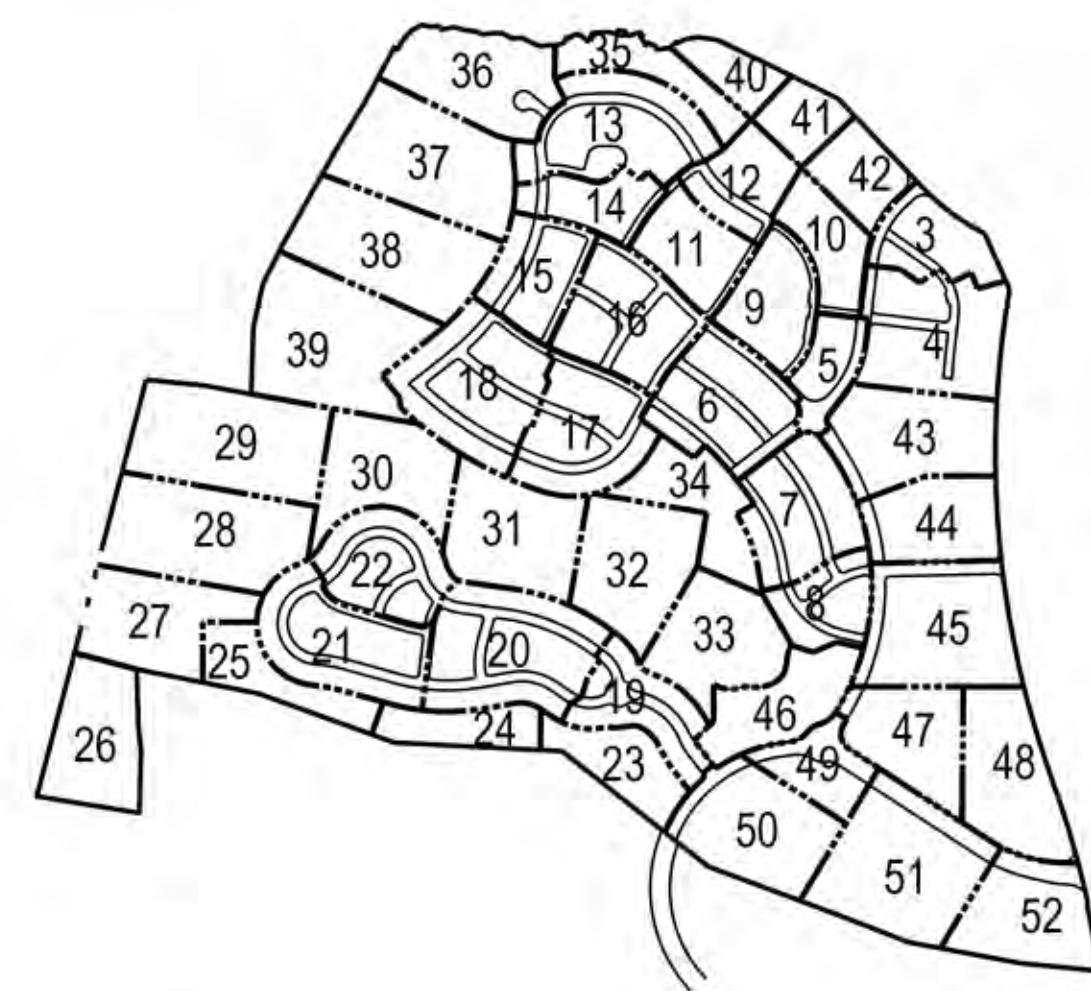
T40
SHEET 40 OF 52

DATE July 25, 2022 Mike Petrakis Qualified Professional COMAR 08.19.06.01	7/25/19 1/12/17 10/05/07 6/07/07 4/27/06 1/26/06	Revised per DSP-19023 Revised per DSP-05042-02 Revised per MNCPPC EPS Comments dated 10/04/07 Revised to include the floodplain in the net tract per HB-588 Revised per MNCPPC Env. Planning meeting on 4/27/06 Revised per MNCPPC Resolution	CEG PCN KJM MR MR	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. REVISION NO. 1 DATE 7/25/2022 BY J-B01051 54.082-Z
---	---	--	-------------------------------	---

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARINGS WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30' DBH OR GREATER)	---
65 dBA LBN NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 dBA LBN (UNMITIGATED)	---
GROUND LEVEL 70 dBA LBN (UNMITIGATED)	---
MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



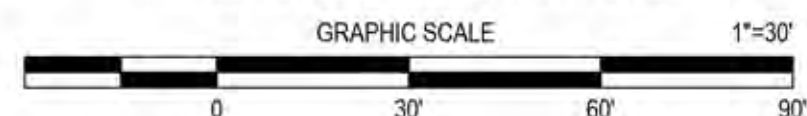
KEY PLAN

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.89
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUKARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Lea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
TCP NO: TCPP-19023-02
SIGNATURE APPROVAL OF THE COMMISSIONER
APPROVAL DATE: 10/24/22
SIGNATURE APPROVAL DATE: 10/24/22
Jill Kosack
1432213 0400
SIGNED: 10/24/22



T42
SHEET 42 OF 52

DATE	7/25/2022	Revised per DSP-19023	CEG	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
DATE	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	TELEPHONE (301) 430-2000
DATE	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
DATE	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	REVISION NO. J-B01051
DATE	1/26/06	Revised per MNCPPC Resolution	MR	DATE: JULY 2019
DATE	1/26/06	Revised per MNCPPC Resolution	MR	54.084-Z

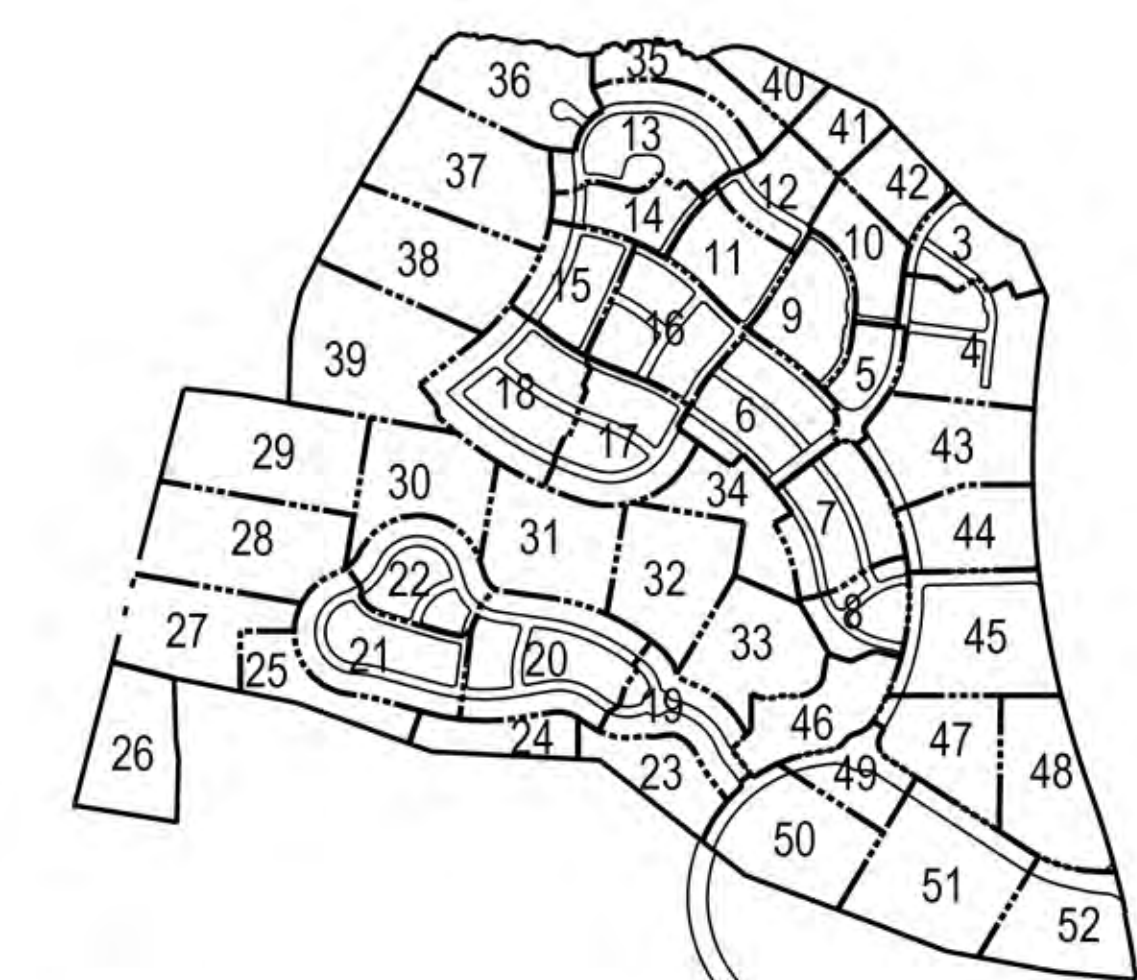
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LEGEND

EX. CONTOUR	---
PROSP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (3" DBH OR GREATER)	---
65 DBA (DN) NOISE CONTOUR (MITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MARLBORO CLAY EXTERIOR (NOT TO BE MITIGATED) 1:1 SAFETY FACTOR LINE EXISTS ON THIS SITE	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	



KEY PLAN

MATCH - LINE (SEE SHEET 3)

MATCH - LINE (SEE SHEET 5)

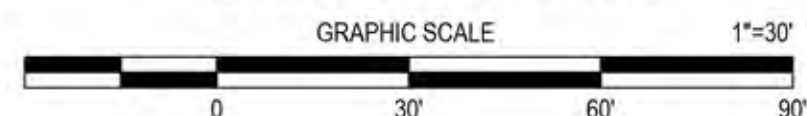
MATCH - LINE (SEE SHEET 7)

DSP-21002

CA-OFF #2

MATCH - LINE (SEE SHEET 44)

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
TOPIC: TOPIC 02-01-07
SUBMITTING AGENCY: PRINCE GEORGE'S COUNTY
APPROVAL DATE: 06/22/2022
SIGNATURE APPROVAL DATE: 06/22/2022
Jill Kosack
Kosack
1452.11-0107

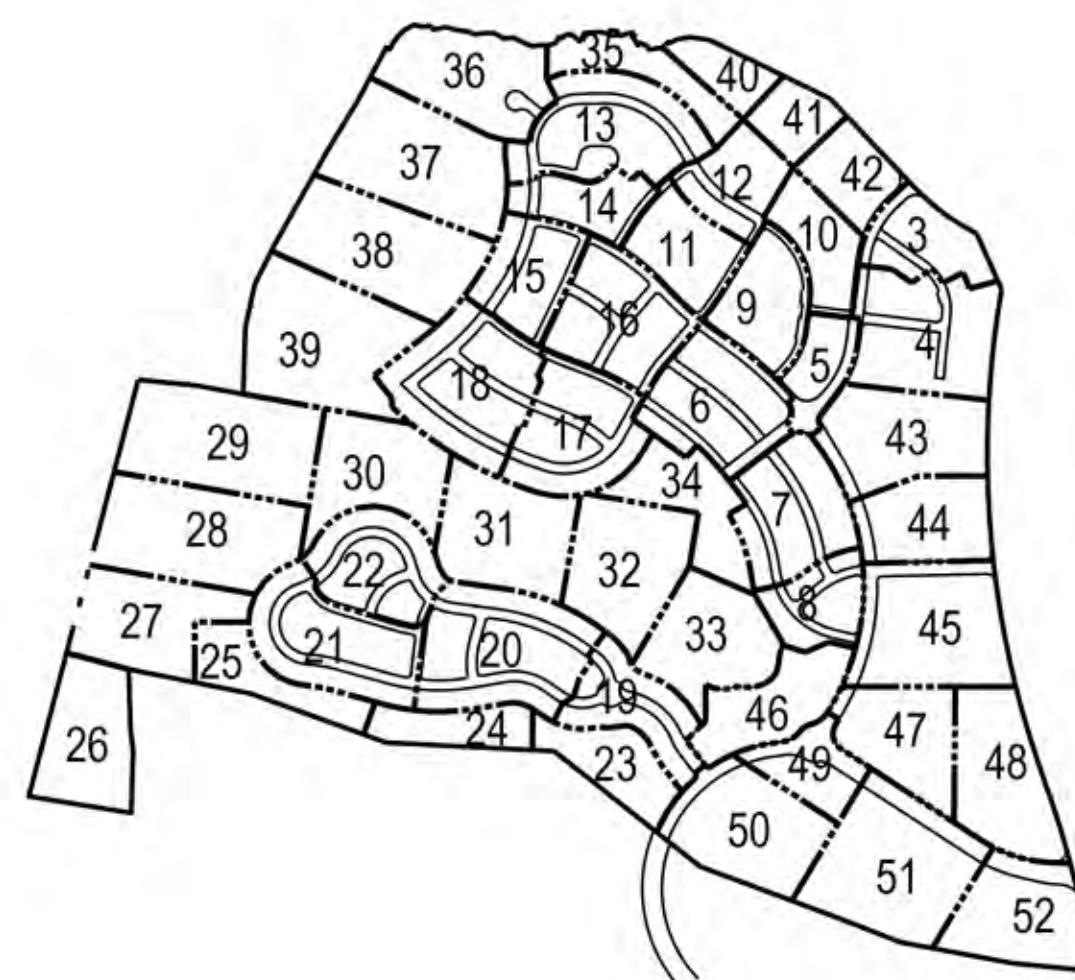
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05		DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

T43
SHEET 43 OF 52

July 25, 2022 DATE MAG		7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
		1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC.
		10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	Engineers / Surveyors / Planners
		6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
		4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	TELEPHONE (301) 430-2000
		1/26/06	Revised per MNCPPC Resolution	MR	1452.11-0107
Mike Petrakis Qualified Professional COMAR 08.19.06.01		DATE	REVISIONS DESCRIPTION	BY	J-B01051
		DATE	REVISIONS DESCRIPTION	BY	54.085-Z

L:\C:\D-PROJ\B01051-C30\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:15:12 AM, gduche

MATCH - LINE (SEE SHEET 43)



KEY PLAN

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (50')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (3" DBH OR GREATER)	---
65 DBA LDN NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	---
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	---
MARLBORO CLAY EXIST	---
NOTE: NO MITIGATED 15 SAFETY FACTOR LINE EXISTS ON THIS SITE	---

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet 12)

DSP-21002

MATCH - LINE (SEE SHEET 45)

MATCH - LINE (SEE SHEET 7)

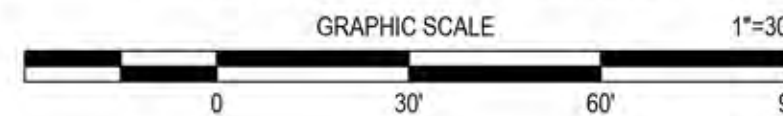
DSP-19023
MATCH - LINE (SEE SHEET 8)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Koa	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TOP NO: TOPS 126-05-07
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE MARYLAND COMMISSION
SIGNATURE APPROVAL DATE: 10/24/22
Jill Kosack
1432.13 04/20
ALIGNED 10/24/22

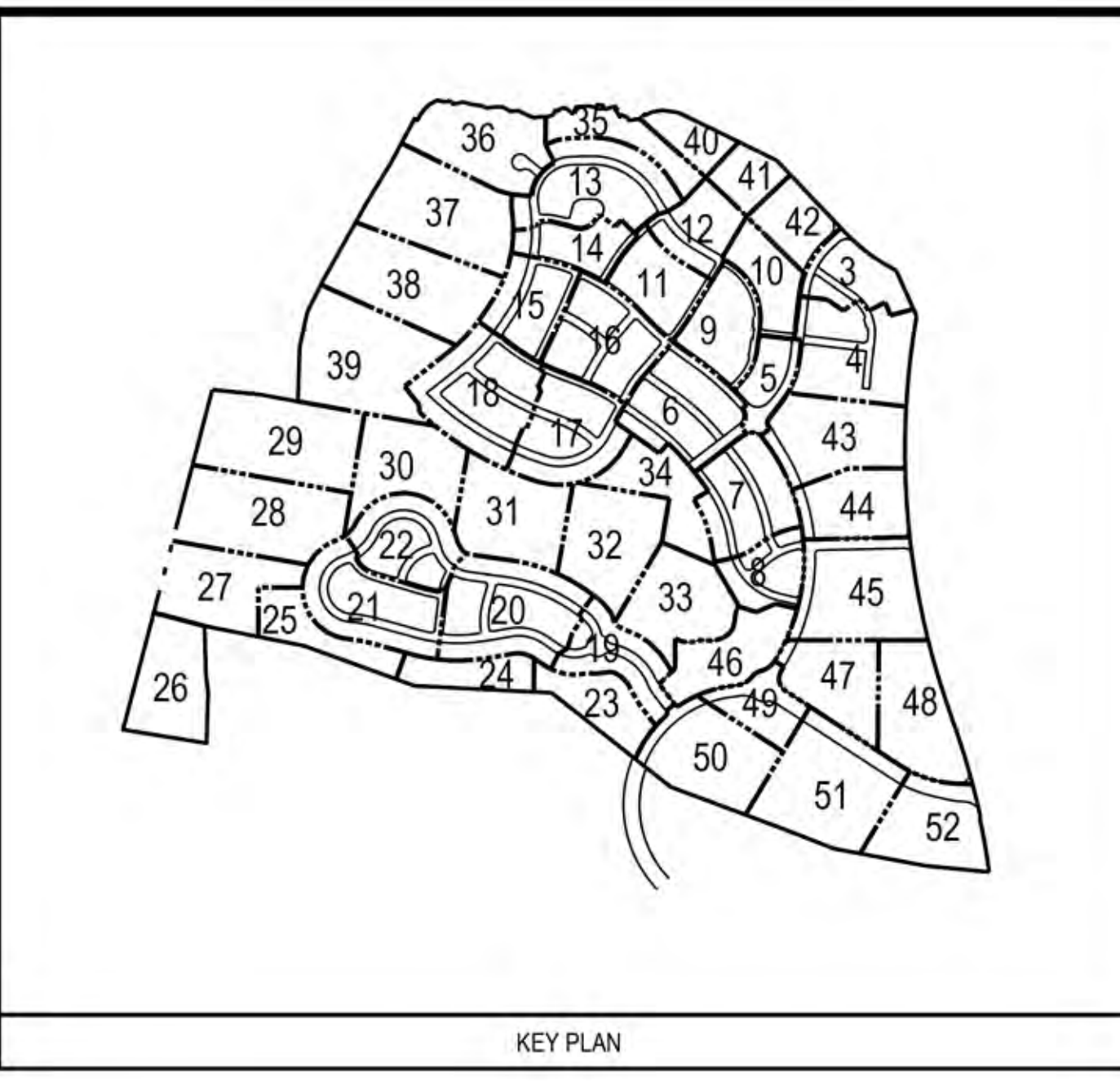
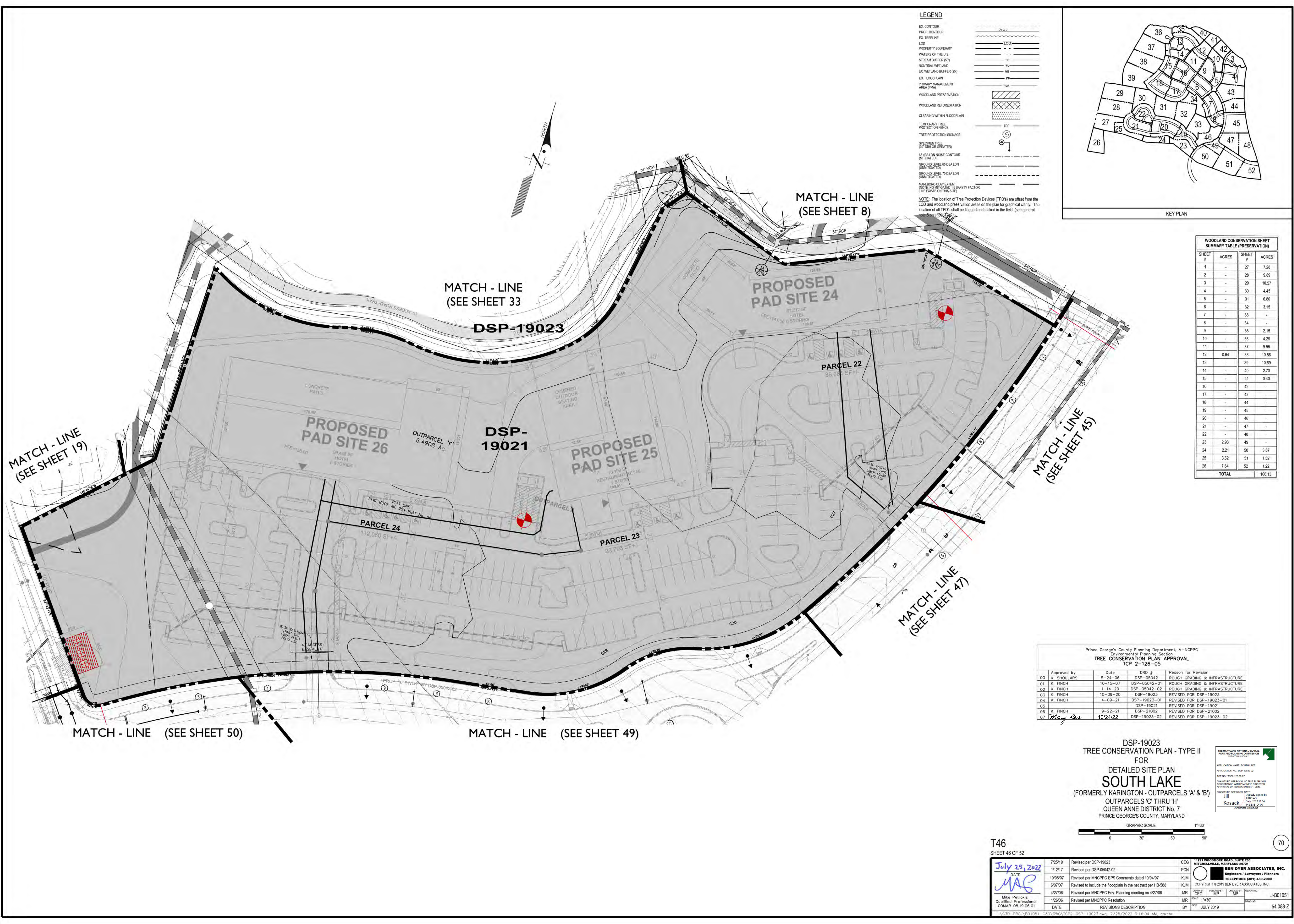


T44

SHEET 44 OF 52

July 25, 2022 DATE Mike Petrolis Qualified Professional COMAR 08.19.06.01		7/25/19 Revised per DSP-19023	1/12/17 Revised per DSP-05042-02	10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07	6/07/07 Revised to include the floodplain in the net tract per HB-588	4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06	1/26/06 Revised per MNCPPC Resolution	DATE	REVISIONS DESCRIPTION	CEG PCN KJM MR MR	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. PROPERTY OF BEN DYER ASSOCIATES, INC. REVISION NO. J-B01051 DATE JULY 2019 54.086-Z
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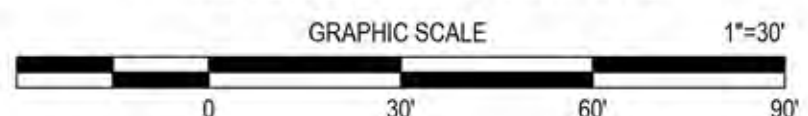


WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	10/24/22	DSP-21002	REVISED FOR DSP-21002
07 Mary Bea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

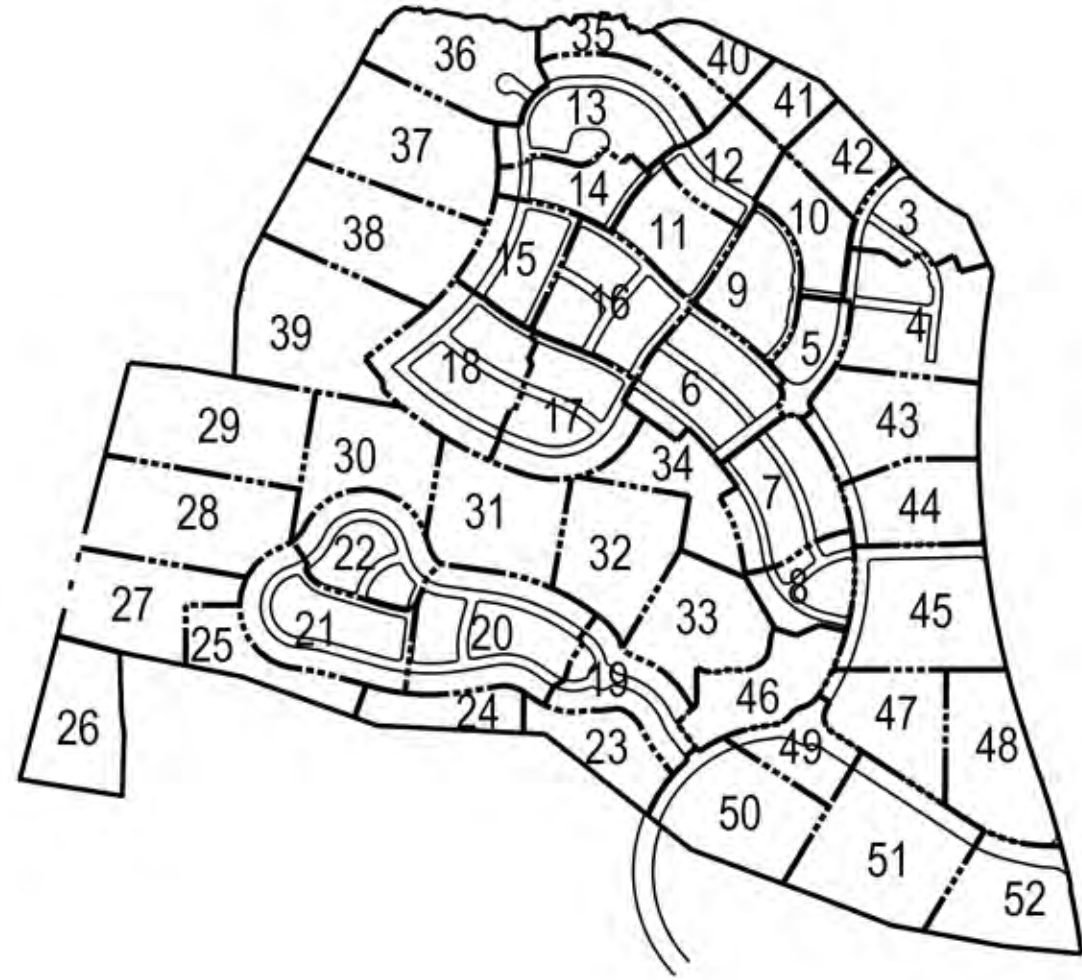
THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION
APPROVAL: SOUTH LAKE
APPLICATION: DSP-19023-02
TOP NO: 2021-08-05
SIGNATURE APPROVAL OF THIS PLAN IS ON
BEHALF OF THE PLANNING COMMISSION
APPROVAL DATED NOVEMBER 4, 2021
Jill Kosack
Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:11 AM EDT
ALUMINUM SIGNATURE



T46
SHEET 46 OF 52

July 25, 2022 DATE MAG Mike Patrois Qualified Professional COMAR 08.19.06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODBURN ROAD, SUITE 305 MITCHELLVILLE, MARYLAND 20721
	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
1/26/06 Revised per MNCPPC Resolution	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG MP MP
	1/26/06	Revised per MNCPPC Resolution	MR	CEG MP MP
DATE	REVISIONS DESCRIPTION	BY	DATE	J-B01051
7/25/2022	9:16:04 AM gduche		JULY 2019	54.088-Z

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	42.9
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.99
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.13	



KEY PLAN

LEGEND

EX. TRESLINE

PROP. CONTOUR

WOODLAND PRESERVATION

WOODLAND REFORESTATION

CLEARING WITHIN FLOODPLAIN

TEMPORARY TREE PROTECTION FENCE

TREE PROTECTION SIGNAGE

SPECIMEN TREE
(30' DBH OR GREATER)

65 DBA LIND NOISE CONTOUR
(MITIGATED)

65 DBA LIND
(UNMITIGATED)

70 DBA LIND
(UNMITIGATED)

MARLBORO GLX EXTENT
(NOTE: NOT MITIGATED) IS SAFETY FACTOR
(ONE DBA OVER THIS SITE)

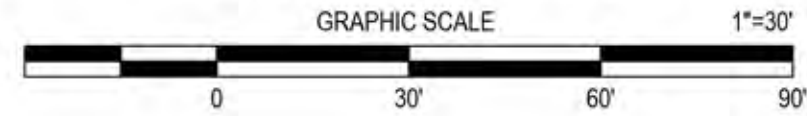
NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)




MATCH - LINE (SEE SHEET 45)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
	Approved by	Date	ORD #	Reason for Revision
00	K. K. SHOULERS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. K. FINCH	10-19-07	DSP-19023	ROUGH GRADING & INFRASTRUCTURE
03	K. K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05	K. K. FINCH	9-19-21	DSP-19023	REVISED FOR DSP-19023
06	K. K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	<i>Mary Rea</i>	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



T47
SHEET 47 OF 52

July 25, 2022	7/25/19	Revised per DSP-19023	CEN	1127 WEST WOODBROOK ROAD, SUITE 250 MORTONVILLE, ILLINOIS 62571	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners	J-B01051
DATE	11/21/17	Revised per DSP-05042-02	PCG		TELEPHONE 618-430-2000	
	10/05/07	Revised per MNCPDC EPS Comments dated 10/04/07	KJM		COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.	
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM			
Mike Petrakis Qualified Professional COMAR 08.19.06.01	4/27/06	Revised per MNCPDC Env. Planning meeting on 4/27/06	MR	SCALE: 1"=30'	RECORD NO: J-B01051	
	1/26/06	Revised per MNCPDC Resolution	MR	DATE: JULY 2019		54.089-Z
		REVISIONS DESCRIPTION	BY			
L:\C3D PROJ\B01051-C3D\DWG\TCCP-DSP-19023.dwg, 7/25/2022 9:16:21 AM_garche						

WOODLAND CONSERVATION SHEET			
SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		106.1	

MATCH - LINE (SEE SHEET 47)



LEGEND

EX. CONTOUR
PROP. CONTOUR
EX. TREELINE
LOD
PROPERTY BOUNDARY
WATERS OF THE U.S.
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')

EX. FLOODPLAIN
PRIMARY MANAGEMENT
AREA (PMA)
WOODLAND PRESERVATION

WOODLAND REFORESTATION
CLEARING WITHIN FLOODS

TEMPORARY TREE
PROTECTION FENCE

TREE PROTECTION SIGNAL

SPECIMEN TREE
(30" DBH OR GREATER)

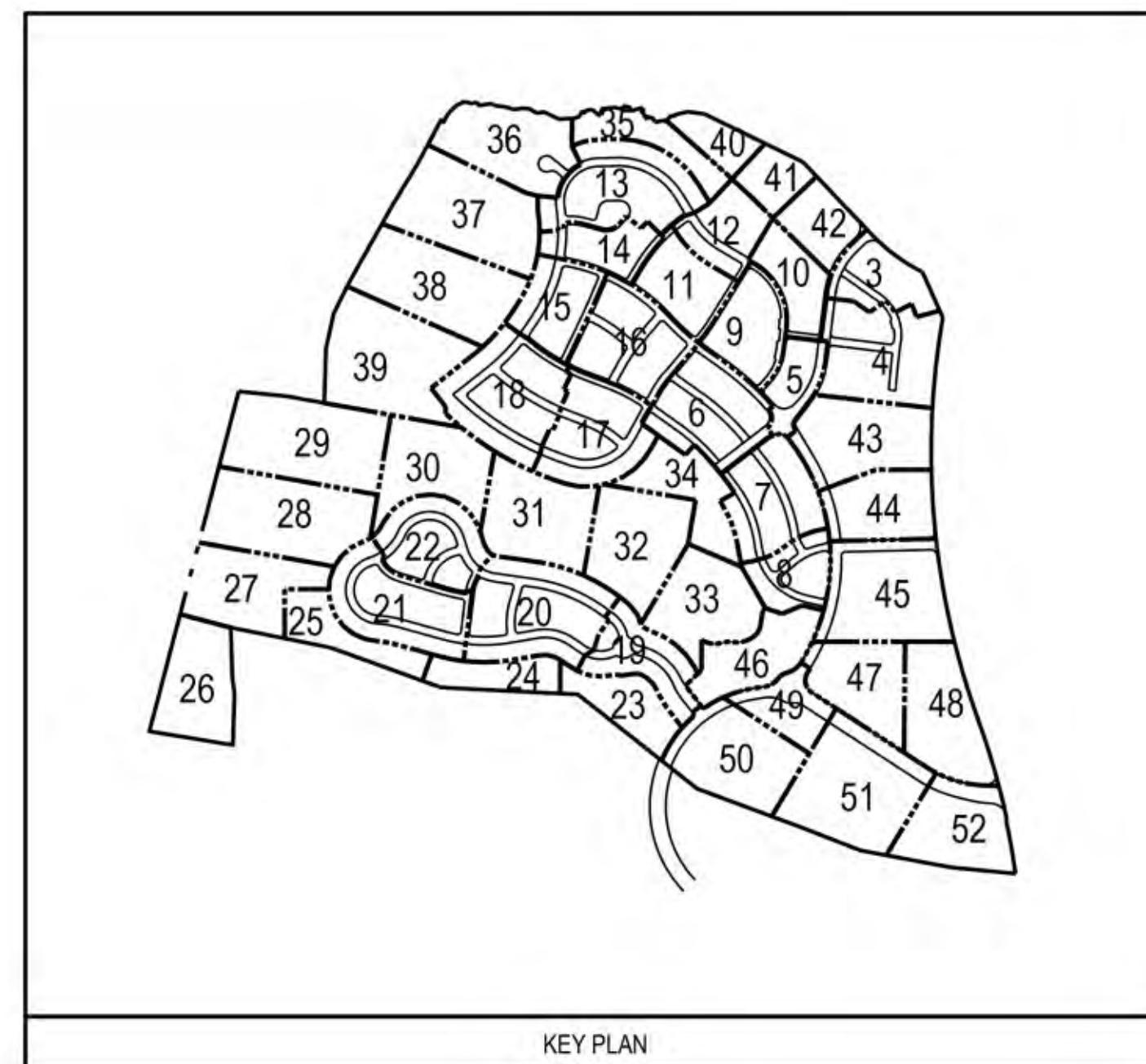
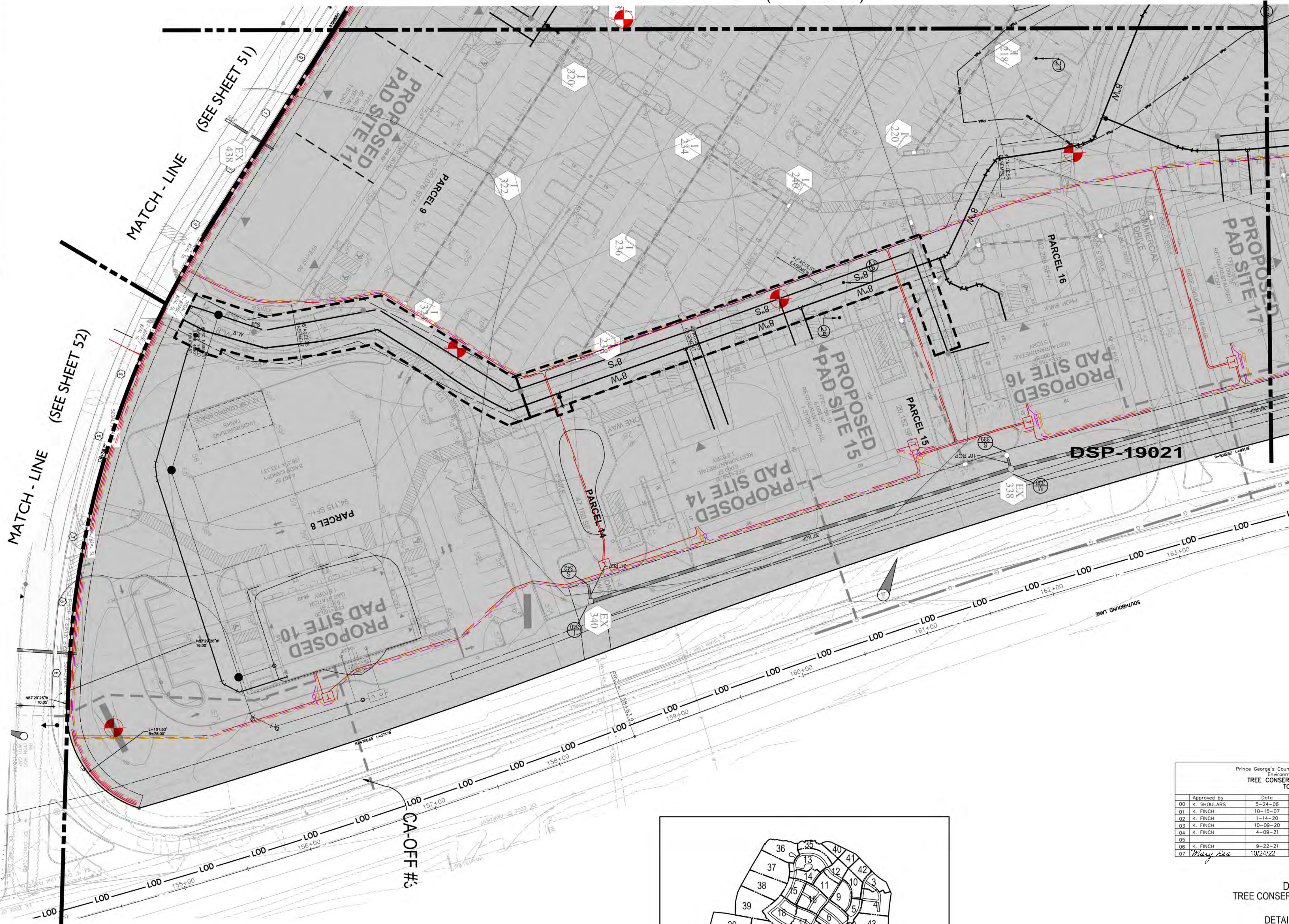
GROUND LEVEL 65 DBA LDP
(UNMITIGATED)

GROUND LEVEL 70 DBA LDP
(UNMITIGATED)

MARLBORO CLAY EXTENT
(NOTE: NO MITIGATED 1.5 S
LINE EXISTS ON THIS SITE)

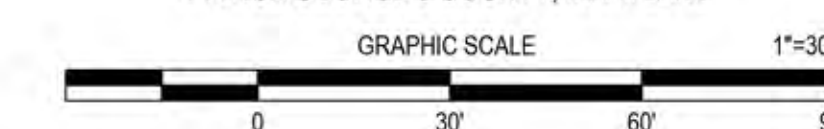
LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

MATCH - LINE (SEE SHEET 45)





Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOLARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	10-19-07	DSP-19023-02	REVISOR FOR DSP-19023
03	K. FINCH	10-19-07	DSP-19023	REVISOR FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISOR FOR DSP-19023-01
05			DSP-19021	REVISOR FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21092	REVISOR FOR DSP-21092
07	<i>Mary Lee</i>	10/24/22	DSP-2023-02	REVISOR FOR DSP-2023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' &
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



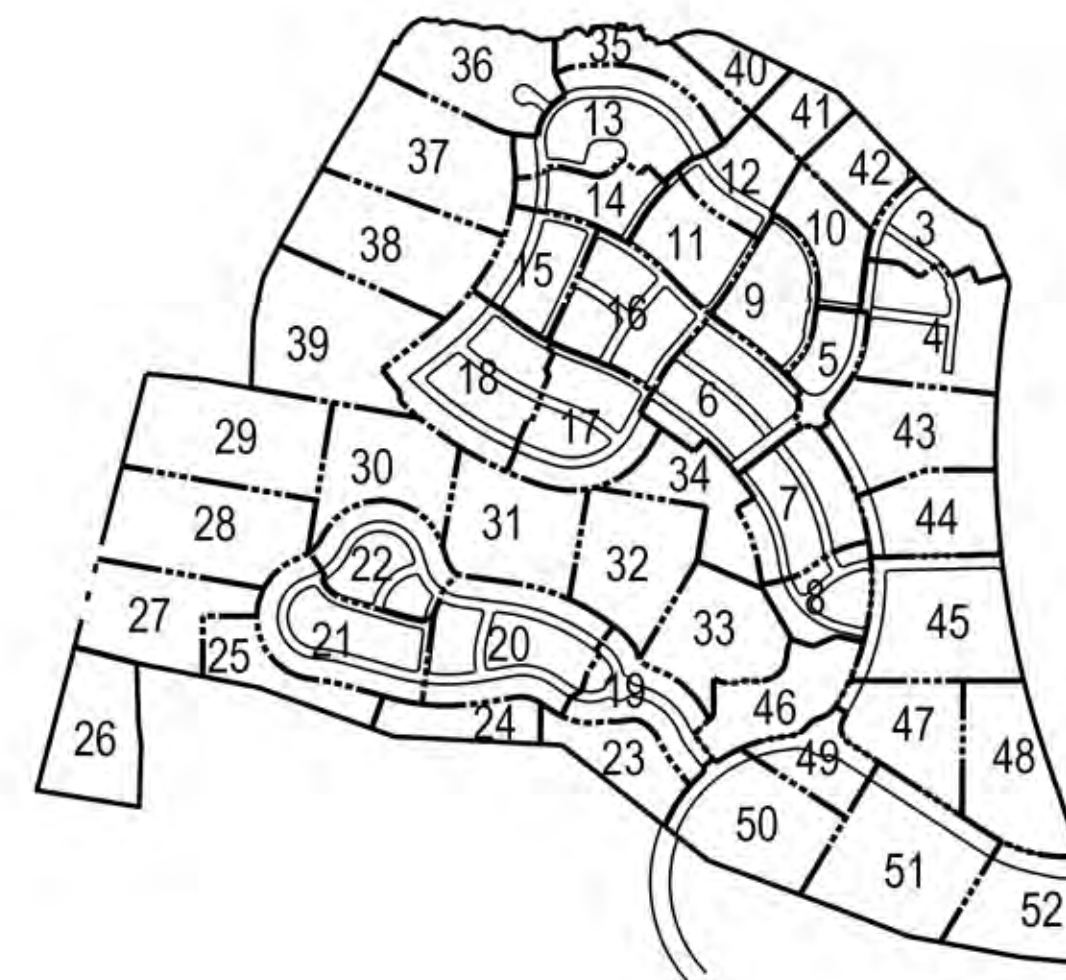
T48
SHEET 48 OF 52

 Mike Petrakis Qualified Professional COMAR 08/19/06.01	7/25/19	Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20716
	11/21/17	Revised per DSP-05042-02	PJN	10010 WOODBURN AVE BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	10/05/07	Revised per MNCPPC EFS Comments dated 10/04/07	KCM	 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
	6/07/07	Revised to include the floodplain in the net tract per HFS-588	KJM	DESIGNED BY CEG MP
	4/27/06	Revised per MNCPPC EFS. Planning meeting on 4/27/06	CEG	MP JRB0151
12/06/06	Revised per MNCPPC Resolution	BY	DATE 1-31-30	DATE 54.09-Z
	DATE	REVISIONS DESCRIPTION	BY	

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
WOODLAND REFORESTATION	---
CLEARING WITHIN FLOODPLAIN	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (10' DBH OR GREATER)	---
65 DBA LON NOISE CONTOUR (UNMITIGATED)	---
GROUND LEVEL 65 DBA LON (UNMITIGATED)	---
GROUND LEVEL 70 DBA LON (UNMITIGATED)	---
MAUL/BOND CLAY EXTENT (NOT TO BE MITIGATED TO SAFETY FACTOR LINE EXISTS ON THIS SITE)	---

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)



KEY PLAN

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL		108.13	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOUJARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-19021	REVISED FOR DSP-19021
06 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07 Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

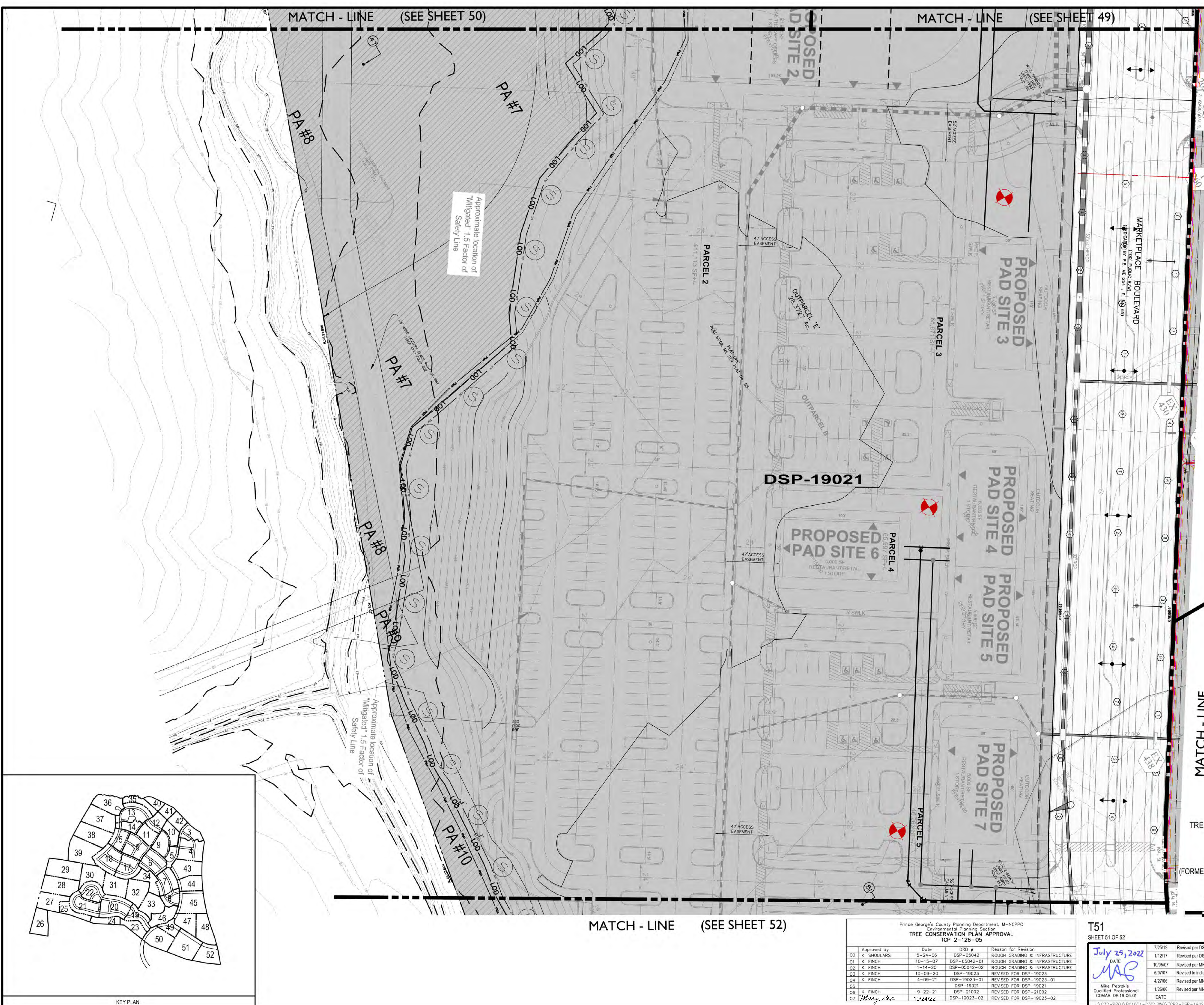
DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND NATIONAL CAPITAL
PLANNING AND PLANNING COMMISSION
APPLICATION NAME: SOUTH LAKE
APPLICATION NO: DSP-19023-02
TOP NO: TOP-1000-01
SIGNATURE APPROVAL OF THIS PLAN IS BY
APPROVAL DATED NOVEMBER 4, 2022
SIGNATURE APPROVAL DATE: 11/04/22
Jill Kosack
AUTHORIZED SIGNATURE

GRAPHIC SCALE
0 30' 60' 90'

T49
SHEET 49 OF 52

DATE July 25, 2022 MAG	7/25/19 Revised per DSP-19023	CEG	11721 WOODMORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07	1/12/17 Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
6/07/07 Revised to include the floodplain in the net tract per HB-588	4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06	KJM	TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
1/26/06 Revised per MNCPPC Resolution	10/24/22 Revised per DSP-19023-02	MR	J-B01051
DATE	REVISIONS DESCRIPTION	BY	DATE
7/25/2022	9:16:55 AM gduche	BY	54.091-Z



LEGEND

EX. CONTOUR
PROP. CONTOUR
EX. TREELINE
LOD
PROPERTY BOUNDARY
WATERS OF THE U.S.
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
PRIMARY MANAGEMENT AREA (PMA)
WOODLAND PRESERVATION
WOODLAND REFORESTATION
CLEARING WITHIN FLOODPLAIN
TEMPORARY TREE PROTECTION FENCE
TREE PROTECTION SIGNAGE
SPECIMEN TREE (30' DBH OR GREATER)
60 DBH LSN NOISE CONTOUR (UNMITIGATED)
GROUND LEVEL 65 DBA LSN (UNMITIGATED)
GROUND LEVEL 70 DBA LSN (UNMITIGATED)
MARLBORO CLAY EXTENSION
NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE

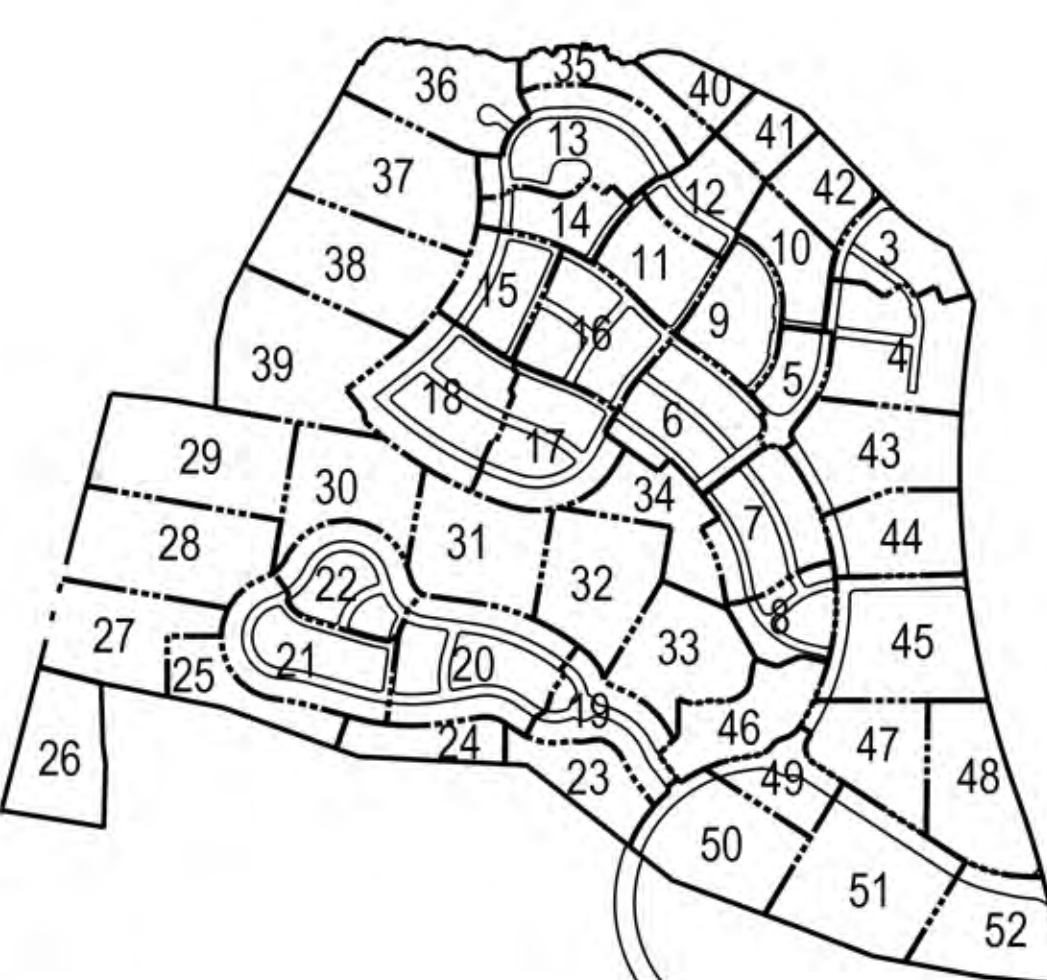
NOTE: The location of Tree Protection Devices (TPDs) is offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet T2)

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.13

MATCH - LINE
(SEE SHEET 48)

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'



MATCH - LINE (SEE SHEET 52)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
01 K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02 K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03 K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04 K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05 K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
06 K. FINCH	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

T51
SHEET 51 OF 52

July 25, 2022

Mike Petrolis
Qualified Professional
COMAR 08.19.06.01

7/25/19	Revised per DSP-19023	CEG	11721 WOODMOORE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	
1/26/06	Revised per MNCPPC Resolution	MR	

DATE: JULY 2019

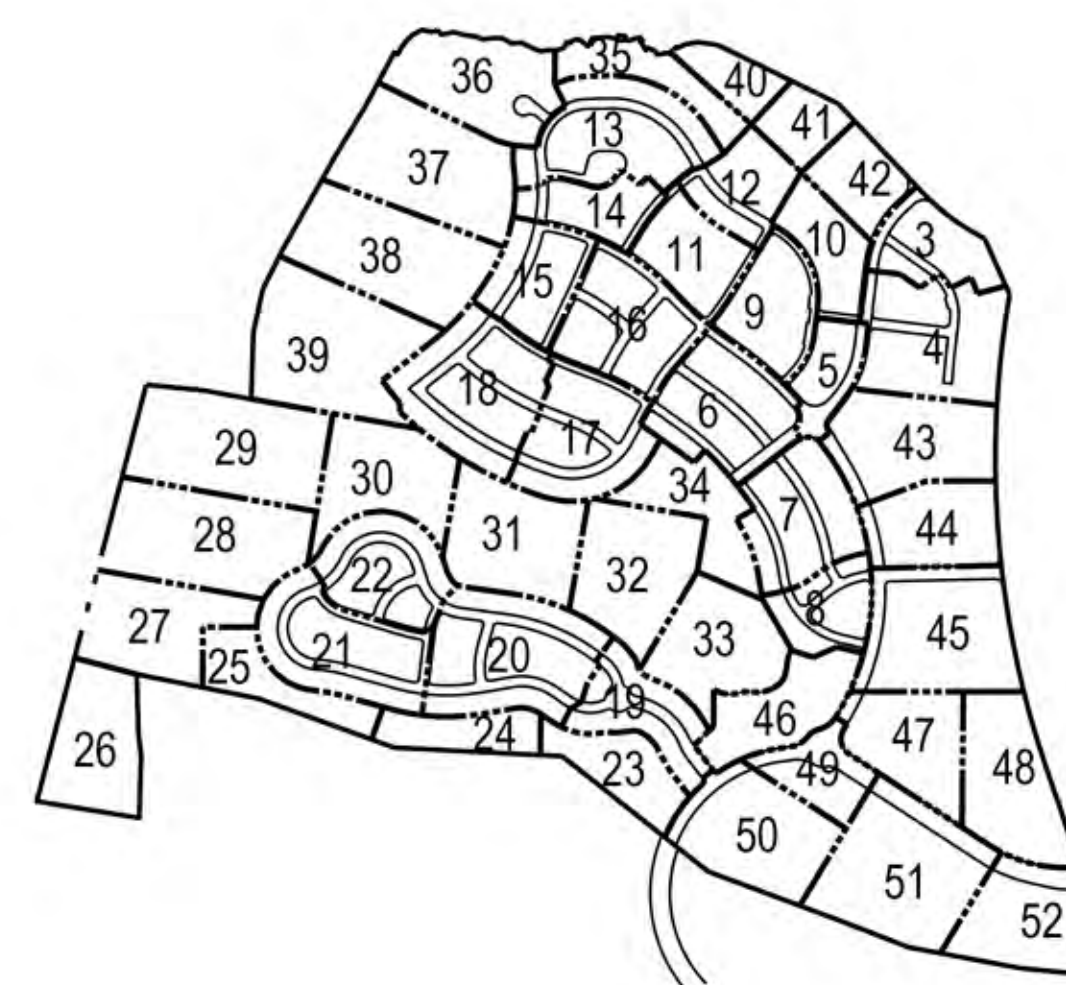
REVISIONS DESCRIPTION

BY: J-801051

54.093-Z




















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WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.5
4	-	30	4.45
5	-	31	6.80
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.98
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	12.22
TOTAL		106.13	



KEY PLAN

LEGEND

EX. CONTOUR	
PROP. CONTOUR	
EX. TREELINE	
LOD	
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	
NONTIDAL WETLAND	
EX. WETLAND-BUFFER (25')	
EX. FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	
TREE PROTECTION SIGNAGE	
SPECIES TREE (≥ 7 DBH OR GREATER)	
65 DBA LDN NOISE CONTOUR (UNMITIGATED)	
GROUND-LEVEL 70 DBA LDN (UNMITIGATED)	

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-95				
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-10-20	DSP-19023-01	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21092	REVISED FOR DSP-21092
07	<i>Wesley Lee</i>	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: SOUTH LAKE

APPLICATION NO.: DSP-19023-02

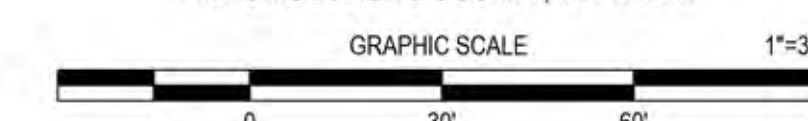
TCP NO.: TCP2-16-05-07

**SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH THE PLANNING DIRECTOR
APPROVAL DATED NOVEMBER 4, 2002.**

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:18 -0500

Authorized Signature



T52
SHEET 52 OF 52

<p>July 25, 2022</p> <p>DATE</p> <p><i>MB</i></p> <p>Mike Petrakis Qualified Professional COMAR 08.19.06.01</p>	<p>7/25/19 Revised per DSP-19023</p> <p>1/12/17 Revised per DSP-05042-02</p> <p>10/07/17 Revised per MNCPNC EPS Comments dated 10/04/17</p> <p>6/07/17 Revised to include the floodplain in the net tract per HS-588</p> <p>4/27/16 Revised per MNCPNC Env. Planning meeting on 4/27/16</p> <p>1/26/06 Revised per MNCPNC RESOLUTION</p>	<p>7/25/19 REVISED DESCRIPTION</p>	<p>CEG 11721 WOODMOOR ROAD, SUITE 250 MITCHELLVILLE, MARYLAND 20701</p> <p>PCN BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners</p> <p>J.M. TELEPHONE (301) 430-2000</p> <p>COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.</p> <p>DRAWN BY CEG MP DESIGNED BY CEG MP CHECKED BY CEG MP RECORDED BY J-B01051</p> <p>SCALE 1"=30'</p> <p>DATE JULY 25, 2022</p> <p>BY JAY 2019 54.094-Z</p>
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L:\C3D-PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:17:47 AM, garch